

Marketwatch Report

September 2018

North San Diego County
Association of REALTORS®



A FREE RESEARCH TOOL FROM THE

North San Diego County Association of REALTORS®

Reporting on Detached Single-Family and Attached Single-Family Residential Activity Only

Counties

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San Diego County Overview

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Sep-18	1-Yr Chg	Sep-18	1-Yr Chg	Sep-18	1-Yr Chg	Sep-18	1-Yr Chg
East San Diego County	\$485,000	↑ + 1.1%	97.4%	↑ + 0.3%	28	→ 0.0%	368	↓ - 15.6%
Metro San Diego County	\$600,000	↑ + 11.1%	97.0%	↓ - 1.0%	27	→ 0.0%	729	↓ - 24.6%
North San Diego County	\$659,500	↑ + 10.1%	96.5%	↓ - 0.9%	33	↑ + 10.0%	985	↓ - 23.3%
South San Diego County	\$525,500	↑ + 4.1%	97.3%	↓ - 0.6%	31	↑ + 14.8%	203	↓ - 20.1%
San Diego County	\$580,250	↑ + 6.5%	96.9%	↓ - 0.7%	30	↑ + 7.1%	2,306	↓ - 22.7%

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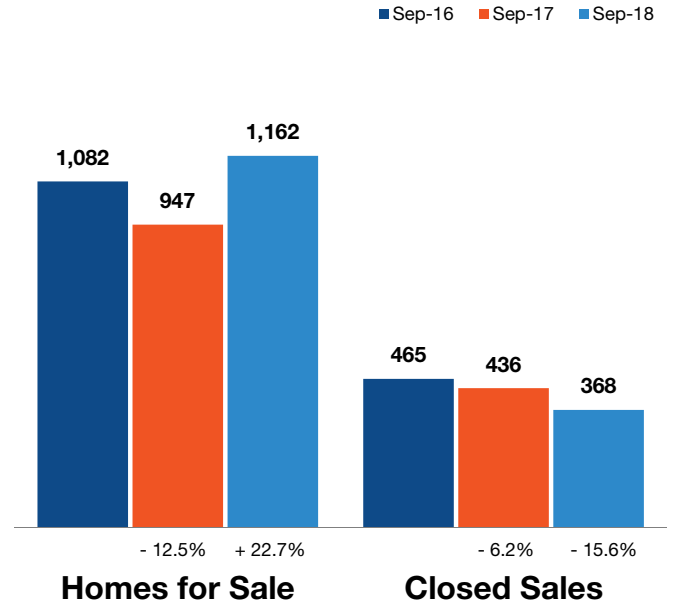
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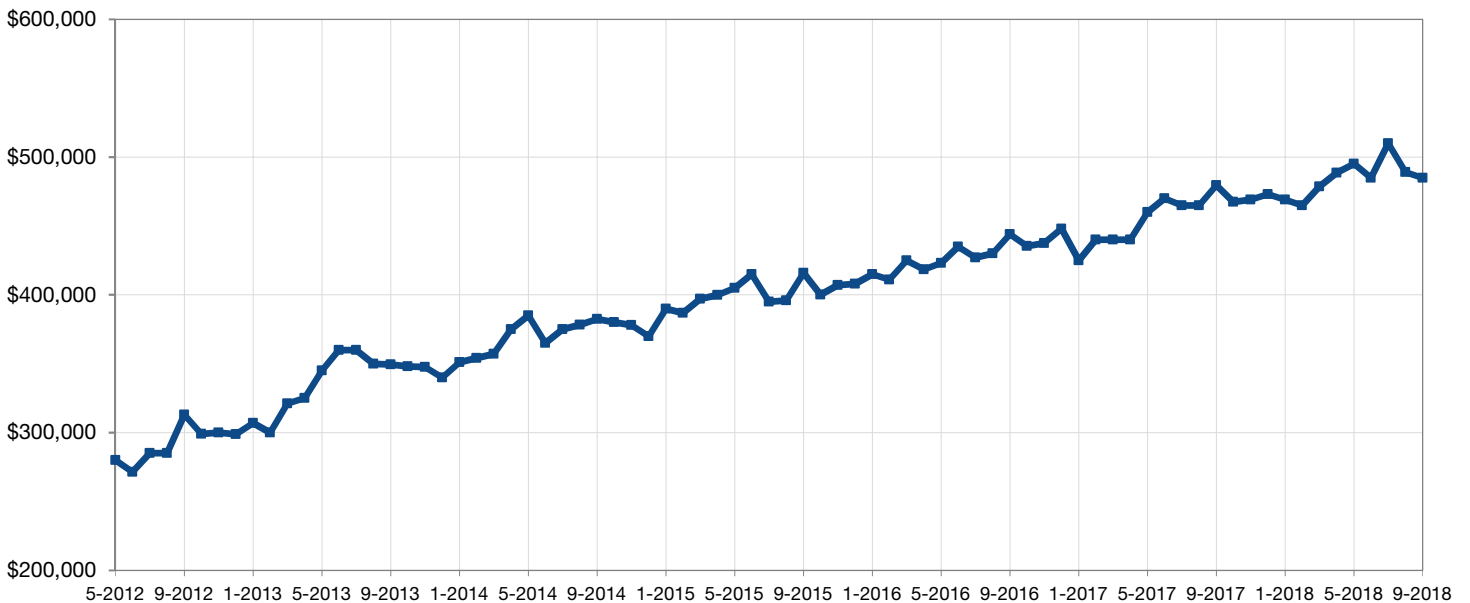
East San Diego County

Key Metrics	Sep-18	1-Yr Chg
Median Sales Price	\$485,000	+ 1.1%
Average Sales Price	\$545,903	+ 9.6%
Pct. of Orig. Price Rec'd.	97.4%	+ 0.3%
Homes for Sale	1,162	+ 22.7%
Closed Sales	368	- 15.6%
Months Supply	2.5	+ 19.0%
Days on Market	28	0.0%

Market Activity



Historical Median Sales Price for East San Diego County



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East San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Sep-18	1-Yr Chg	Sep-18	1-Yr Chg	Sep-18	1-Yr Chg	Sep-18	1-Yr Chg
91901 - Alpine	\$620,000	↑ + 3.3%	98.0%	↑ + 0.8%	34	↑ + 36.7%	15	↓ - 31.8%
91905 - Boulevard	\$115,000	↓ - 70.1%	89.1%	↓ - 7.6%	26	↑ + 23.8%	1	→ 0.0%
91906 - Campo	\$340,500	↑ + 22.7%	98.9%	↑ + 3.3%	42	↑ + 745.0%	4	↑ + 100.0%
91916 - Descanso	\$525,000	↓ - 8.7%	105.0%	↑ + 9.8%	3	↓ - 98.0%	1	↓ - 66.7%
91917 - Dulzura	\$0	--	0.0%	--	0	--	0	--
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$178,000	--	89.4%	--	68	--	1	--
91935 - Jamul	\$620,000	↓ - 15.4%	96.7%	↑ + 1.9%	29	↓ - 28.5%	7	↓ - 36.4%
91941 - La Mesa	\$692,500	↑ + 3.7%	96.6%	↑ + 2.4%	23	↓ - 40.8%	33	↑ + 10.0%
91942 - La Mesa	\$486,000	↓ - 2.8%	98.1%	↓ - 0.4%	23	↑ + 19.9%	27	↓ - 27.0%
91945 - Lemon Grove	\$453,500	↑ + 0.8%	99.0%	↑ + 0.1%	20	↓ - 24.9%	22	↓ - 4.3%
91948 - Mount Laguna	\$160,000	↑ + 36.2%	94.7%	↓ - 3.2%	13	↓ - 91.4%	1	↓ - 50.0%
91962 - Pine Valley	\$475,000	↓ - 1.0%	93.2%	↓ - 4.4%	47	↑ + 116.4%	4	↓ - 33.3%
91963 - Potrero	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91977 - Spring Valley	\$463,000	↑ + 9.5%	98.5%	↑ + 0.7%	21	↑ + 12.0%	37	↓ - 19.6%
91978 - Spring Valley	\$504,500	↑ + 11.6%	99.0%	↓ - 1.4%	29	↑ + 227.4%	10	↑ + 11.1%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$190,000	↓ - 28.3%	91.0%	↑ + 4.3%	91	↑ + 4.3%	7	→ 0.0%
92019 - El Cajon	\$496,000	↑ + 9.0%	97.6%	↓ - 0.2%	22	↓ - 26.5%	40	↓ - 9.1%
92020 - El Cajon	\$560,000	↑ + 14.9%	95.9%	↓ - 1.5%	22	↑ + 18.1%	29	↓ - 39.6%
92021 - El Cajon	\$490,000	↑ + 2.1%	97.5%	↑ + 1.1%	26	↓ - 4.4%	38	↓ - 9.5%
92036 - Julian	\$389,000	↓ - 4.7%	96.7%	↑ + 5.0%	61	↑ + 6.1%	5	↓ - 50.0%
92040 - Lakeside	\$474,000	↓ - 5.2%	96.8%	↑ + 0.0%	28	↑ + 6.7%	32	↑ + 10.3%
92066 - Ranchita	\$302,000	↑ + 30.2%	76.5%	↓ - 21.2%	514	↑ + 2,605.3%	1	→ 0.0%
92070 - Santa Ysabel	\$4,500,000	--	92.7%	--	108	--	3	--
92071 - Santee	\$482,500	↑ + 5.6%	98.4%	↑ + 0.1%	19	↑ + 10.5%	50	↓ - 18.0%
92086 - Warner Springs	\$0	--	0.0%	--	0	--	0	--

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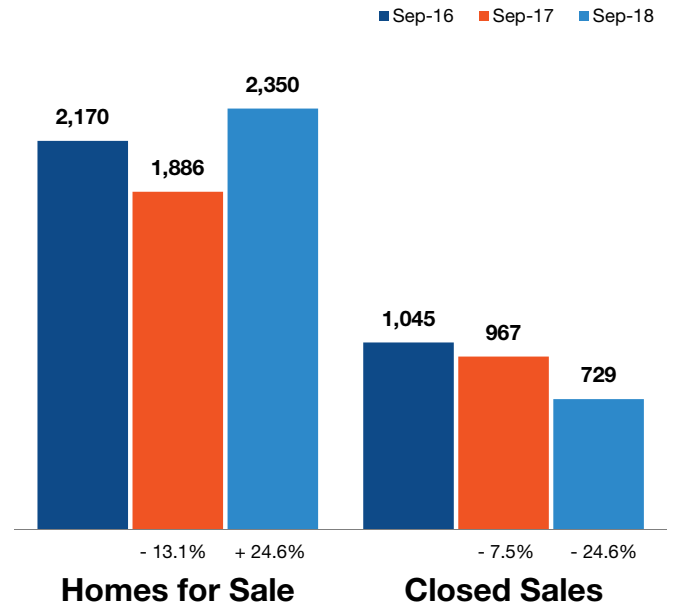
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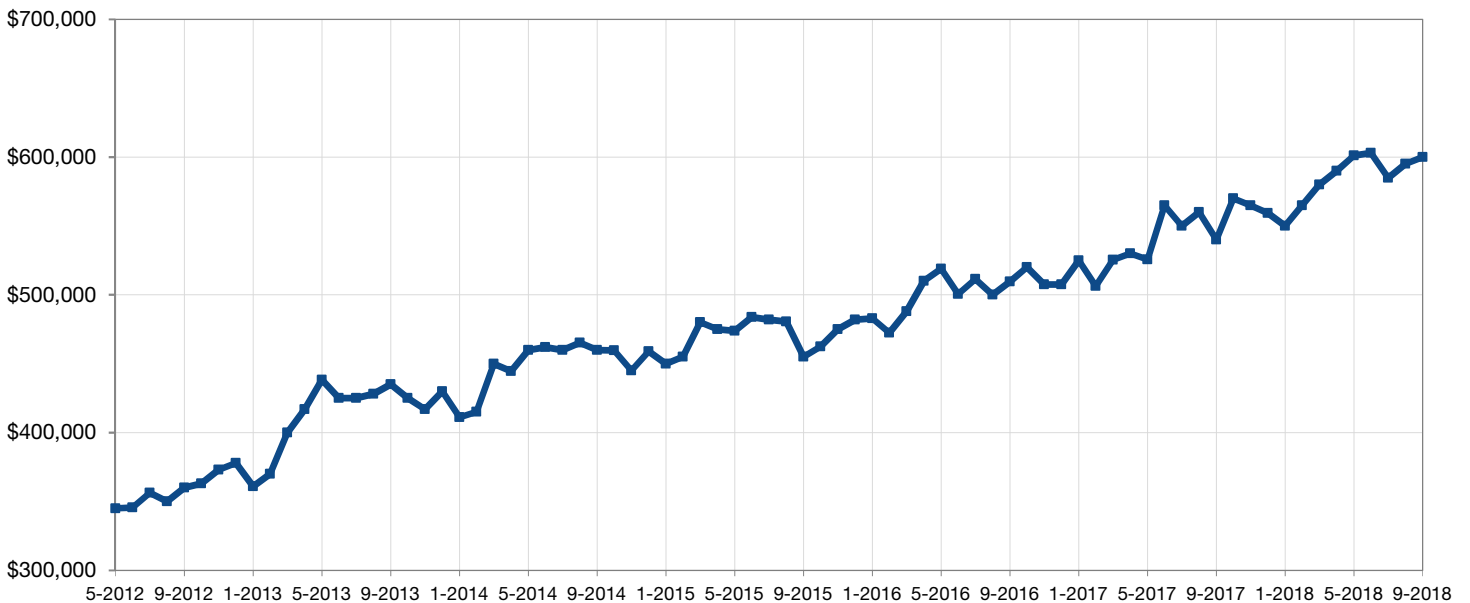
Metro San Diego County

Key Metrics	Sep-18	1-Yr Chg
Median Sales Price	\$600,000	+ 11.1%
Average Sales Price	\$794,509	+ 13.1%
Pct. of Orig. Price Rec'd.	97.0%	- 1.0%
Homes for Sale	2,350	+ 24.6%
Closed Sales	729	- 24.6%
Months Supply	2.7	+ 35.0%
Days on Market	27	0.0%

Market Activity



Historical Median Sales Price for Metro San Diego County



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Metro San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Sep-18	1-Yr Chg	Sep-18	1-Yr Chg	Sep-18	1-Yr Chg	Sep-18	1-Yr Chg
92037 - La Jolla	\$1,022,500	↑ + 5.9%	95.0%	↓ - 0.7%	43	↓ - 3.0%	49	↓ - 33.8%
92101 - San Diego Downtown	\$593,000	↑ + 12.7%	95.3%	↓ - 1.4%	37	↑ + 6.0%	70	↓ - 5.4%
92102 - San Diego Golden Hill	\$409,000	↓ - 3.2%	97.0%	↓ - 0.0%	34	↑ + 36.9%	9	↓ - 62.5%
92103 - Mission Hills-Hillcrest-Midtown	\$821,750	↑ + 11.6%	95.7%	↑ + 0.5%	35	↓ - 22.7%	36	↑ + 9.1%
92104 - North Park	\$564,500	↑ + 6.7%	95.9%	↓ - 4.2%	25	↑ + 10.3%	33	↓ - 2.9%
92105 - East San Diego	\$465,000	↑ + 16.3%	98.0%	↑ + 1.3%	19	↓ - 11.8%	25	↓ - 19.4%
92106 - Point Loma	\$1,275,384	↑ + 22.9%	97.0%	↑ + 1.4%	38	↓ - 12.9%	14	↓ - 22.2%
92107 - Ocean Beach	\$1,075,000	↑ + 26.5%	98.2%	↑ + 0.3%	45	↑ + 58.5%	17	↓ - 39.3%
92108 - Mission Valley	\$353,000	↓ - 11.5%	98.1%	↓ - 1.9%	22	↑ + 35.4%	32	↓ - 27.3%
92109 - Pacific Beach	\$880,000	↑ + 24.8%	97.1%	↑ + 0.5%	19	↓ - 50.5%	27	↓ - 51.8%
92110 - Old Town	\$670,000	↑ + 54.4%	96.4%	↓ - 3.0%	22	↑ + 19.0%	32	↑ + 39.1%
92111 - Linda Vista	\$575,000	↑ + 10.6%	96.7%	↓ - 3.3%	30	↑ + 58.7%	23	↓ - 46.5%
92113 - Logan Heights	\$399,999	↓ - 2.9%	98.3%	↓ - 4.1%	23	↑ + 8.9%	11	↓ - 42.1%
92114 - Encanto	\$427,500	↓ - 0.6%	95.2%	↓ - 2.7%	31	↑ + 26.6%	26	↓ - 36.6%
92115 - San Diego	\$496,250	↓ - 4.6%	98.0%	↓ - 1.3%	20	↓ - 5.4%	48	↓ - 7.7%
92116 - Normal Heights	\$617,000	↑ + 14.8%	99.4%	↑ + 2.7%	19	↓ - 20.5%	26	↓ - 18.8%
92117 - Clairemont Mesa	\$630,000	↑ + 8.6%	98.8%	↑ + 0.7%	18	↑ + 3.4%	35	↓ - 27.1%
92118 - Coronado	\$1,525,000	↓ - 10.3%	93.3%	↓ - 0.1%	60	↓ - 15.6%	25	↑ + 4.2%
92119 - San Carlos	\$568,500	↓ - 6.4%	97.6%	↓ - 2.2%	16	↓ - 8.1%	29	↓ - 9.4%
92120 - Del Cerro	\$586,000	↑ + 6.5%	97.7%	↓ - 0.2%	22	↓ - 14.6%	26	↓ - 25.7%
92121 - Sorrento Valley	\$719,444	↓ - 3.4%	90.4%	↓ - 8.8%	52	↑ + 258.3%	2	↓ - 75.0%
92122 - University City	\$545,000	↑ + 8.3%	99.6%	↑ + 0.9%	12	↓ - 48.9%	21	↓ - 27.6%
92123 - Mission Valley	\$610,000	↑ + 1.3%	97.4%	↓ - 1.9%	20	↑ + 8.9%	16	↓ - 38.5%
92124 - Tierrasanta	\$565,000	↑ + 1.1%	97.2%	↓ - 2.7%	17	↑ + 59.7%	14	↓ - 6.7%
92126 - Mira Mesa	\$609,500	↑ + 15.5%	98.3%	↓ - 0.4%	18	↑ + 29.6%	44	↓ - 8.3%
92131 - Scripps Miramar	\$717,000	↓ - 2.8%	98.4%	↑ + 0.5%	18	↓ - 21.7%	26	↓ - 40.9%
92139 - Paradise Hills	\$410,000	↓ - 1.2%	98.5%	↓ - 1.8%	25	↑ + 7.1%	13	↓ - 59.4%

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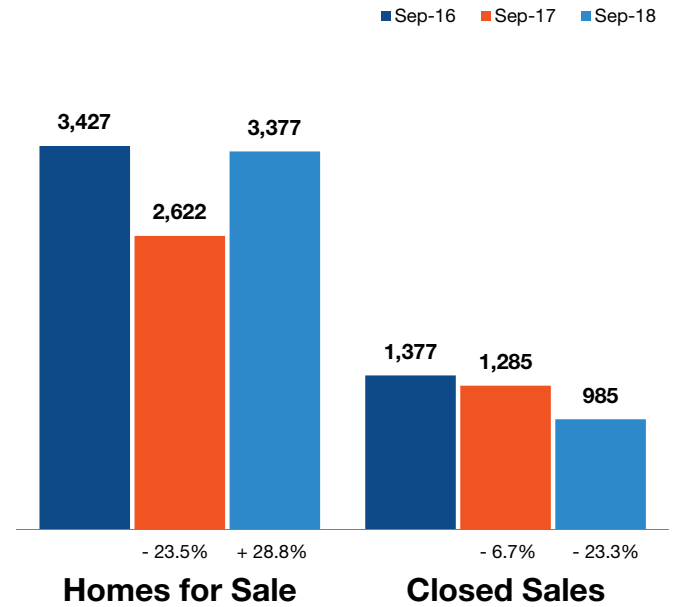
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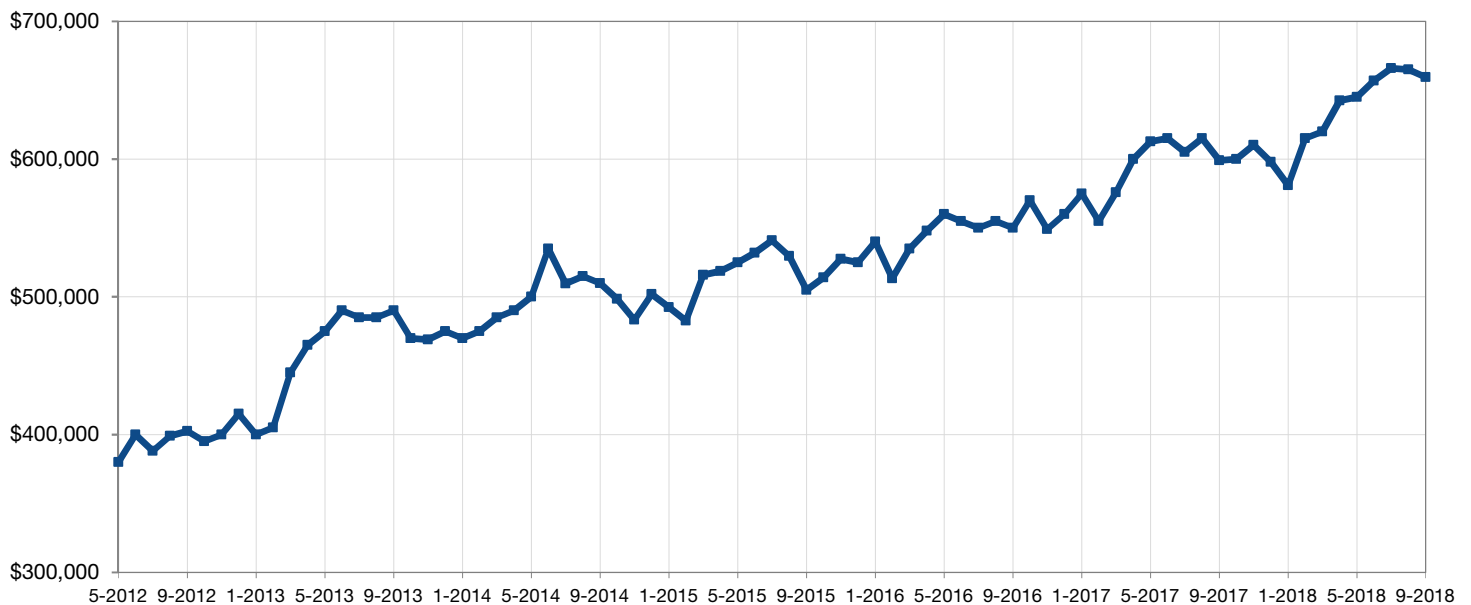
North San Diego County

Key Metrics	Sep-18	1-Yr Chg
Median Sales Price	\$659,500	+ 10.1%
Average Sales Price	\$810,216	+ 9.2%
Pct. of Orig. Price Rec'd.	96.5%	- 0.9%
Homes for Sale	3,377	+ 28.8%
Closed Sales	985	- 23.3%
Months Supply	2.9	+ 45.0%
Days on Market	33	+ 10.0%

Market Activity



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	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Sep-18	1-Yr Chg	Sep-18	1-Yr Chg	Sep-18	1-Yr Chg	Sep-18	1-Yr Chg
92003 - Bonsall	\$459,500	↓ - 50.9%	95.8%	↑ + 6.8%	52	↓ - 15.4%	6	↑ + 50.0%
92007 - Cardiff	\$1,100,000	↑ + 31.4%	95.8%	↓ - 2.5%	27	↓ - 11.9%	5	↓ - 50.0%
92008 - Carlsbad	\$880,000	↑ + 7.6%	95.3%	↓ - 2.6%	36	↑ + 10.6%	22	↓ - 38.9%
92009 - Carlsbad	\$977,500	↑ + 19.9%	97.0%	↓ - 1.1%	33	↑ + 21.0%	44	↓ - 30.2%
92010 - Carlsbad	\$707,106	↓ - 0.8%	98.6%	↓ - 1.4%	26	↓ - 13.9%	11	↓ - 54.2%
92011 - Carlsbad	\$837,500	↑ + 2.8%	96.1%	↓ - 1.0%	25	↓ - 4.7%	24	↓ - 4.0%
92014 - Del Mar	\$1,595,000	↓ - 11.1%	94.4%	↑ + 4.1%	28	↓ - 37.8%	19	↑ + 11.8%
92024 - Encinitas	\$1,170,000	↑ + 31.5%	96.2%	↑ + 0.1%	32	↑ + 54.6%	48	↑ + 2.1%
92025 - Escondido	\$607,000	↑ + 22.6%	95.5%	↓ - 1.9%	34	↑ + 37.6%	26	↑ + 13.0%
92026 - Escondido	\$540,750	↑ + 10.4%	95.2%	↓ - 3.1%	37	↑ + 4.5%	44	↓ - 20.0%
92027 - Escondido	\$464,900	↑ + 5.1%	97.6%	↑ + 0.3%	23	↓ - 20.6%	37	↓ - 37.3%
92028 - Fallbrook	\$579,500	↑ + 1.2%	95.3%	↓ - 1.6%	45	↑ + 22.9%	40	↓ - 33.3%
92029 - Escondido	\$729,000	↓ - 9.4%	97.6%	↑ + 0.9%	24	↓ - 34.1%	23	↑ + 76.9%
92054 - Oceanside	\$607,500	↓ - 4.1%	97.5%	↑ + 0.9%	32	↓ - 38.6%	39	↑ + 21.9%
92056 - Oceanside	\$570,000	↑ + 13.8%	98.1%	↓ - 0.2%	28	↑ + 45.2%	51	↓ - 38.6%
92057 - Oceanside	\$420,855	↓ - 9.2%	96.8%	↓ - 1.1%	38	↑ + 55.8%	56	↓ - 39.1%
92058 - Oceanside	\$438,000	↑ + 18.4%	97.8%	↑ + 0.2%	20	↓ - 42.6%	15	↓ - 28.6%
92059 - Pala	\$0	--	0.0%	--	0	--	0	--
92061 - Pauma Valley	\$660,750	↑ + 28.3%	94.5%	↓ - 0.2%	127	↑ + 37.2%	4	↓ - 20.0%
92064 - Poway	\$803,000	↑ + 18.3%	96.9%	↓ - 0.7%	32	↑ + 21.0%	37	↓ - 11.9%
92065 - Ramona	\$540,000	↑ + 3.8%	95.5%	↓ - 1.4%	39	↓ - 7.1%	29	↓ - 29.3%
92067 - Rancho Santa Fe	\$2,725,000	↑ + 16.1%	87.8%	↓ - 1.7%	90	↓ - 17.8%	10	↓ - 54.5%
92069 - San Marcos	\$557,500	↓ - 3.9%	97.0%	↓ - 1.1%	31	↑ + 35.4%	20	↓ - 31.0%
92075 - Solana Beach	\$1,111,250	↓ - 14.5%	99.9%	↑ + 4.6%	40	↑ + 31.5%	14	↓ - 41.7%
92078 - San Marcos	\$689,000	↑ + 17.8%	96.8%	↓ - 0.9%	29	↑ + 41.8%	51	↓ - 35.4%
92081 - Vista	\$556,500	↑ + 0.3%	95.8%	↓ - 0.7%	33	↑ + 15.6%	18	↓ - 28.0%
92082 - Valley Center	\$664,250	↑ + 2.3%	93.5%	↓ - 1.7%	64	↑ + 13.3%	13	↑ + 18.2%
92083 - Vista	\$450,000	↑ + 4.8%	98.5%	↑ + 2.7%	24	↓ - 32.5%	25	↑ + 31.6%
92084 - Vista	\$575,000	↑ + 2.7%	94.6%	↓ - 2.0%	40	↓ - 2.7%	31	↓ - 27.9%
92091 - Rancho Santa Fe	\$1,900,000	↑ + 18.8%	95.6%	↑ + 2.5%	70	↑ + 29.7%	7	↑ + 40.0%
92127 - Rancho Bernardo	\$995,000	↑ + 24.5%	96.9%	↓ - 2.0%	36	↑ + 36.2%	45	↓ - 34.8%
92128 - Rancho Bernardo	\$617,500	↑ + 18.8%	96.8%	↓ - 1.8%	26	↑ + 54.9%	64	↓ - 32.6%
92129 - Rancho Penasquitos	\$707,500	↑ + 0.4%	97.2%	↓ - 0.9%	22	↑ + 12.0%	45	↓ - 15.1%
92130 - Carmel Valley	\$1,063,500	↓ - 4.6%	97.1%	↓ - 1.0%	29	↑ + 4.0%	62	↑ + 5.1%

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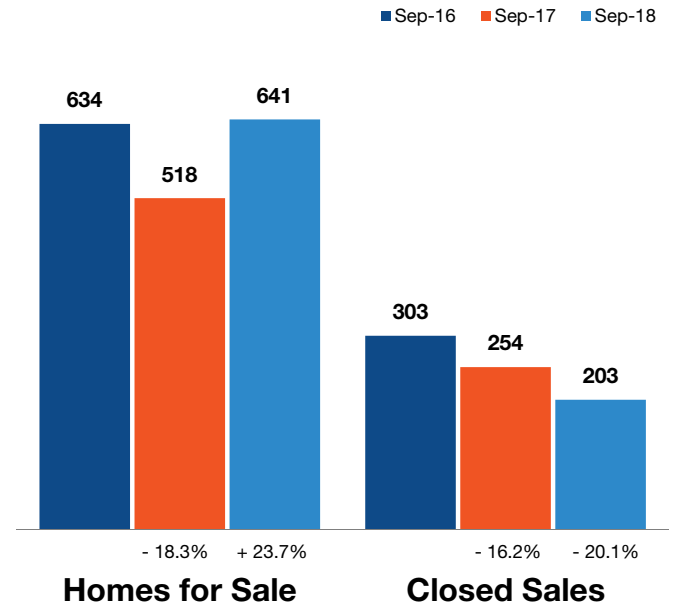
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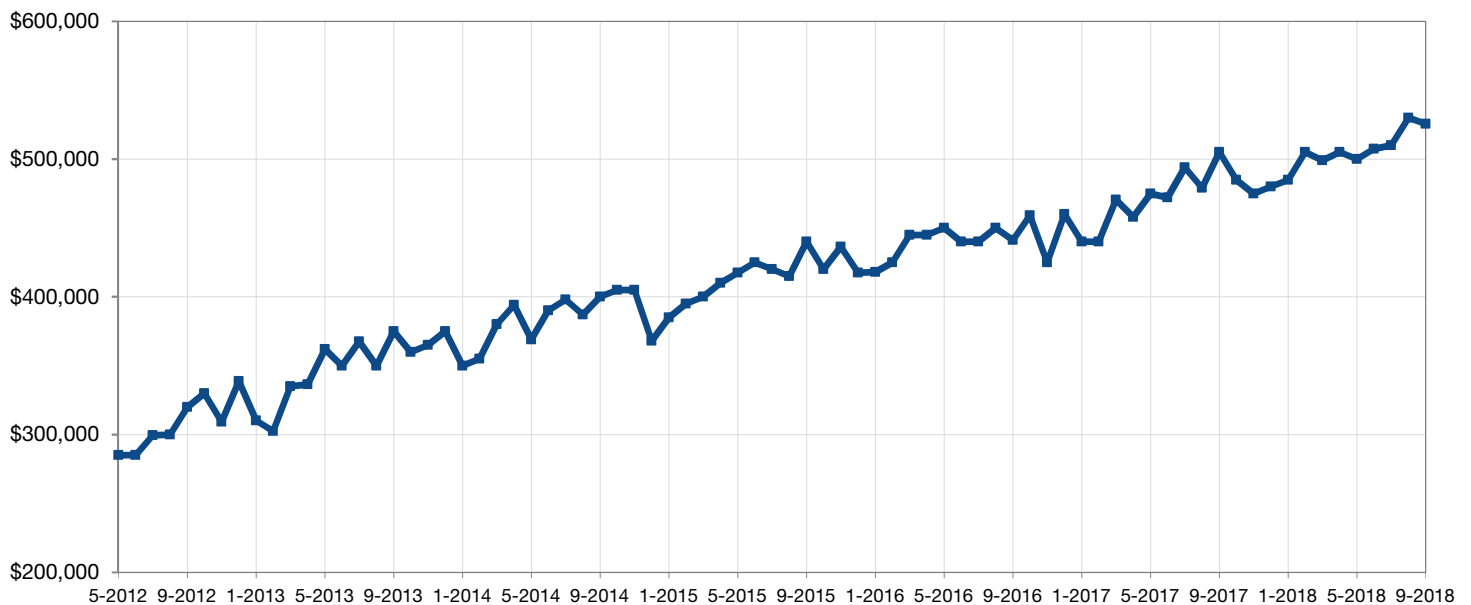
South San Diego County

Key Metrics	Sep-18	1-Yr Chg
Median Sales Price	\$525,500	+ 4.1%
Average Sales Price	\$553,167	+ 4.7%
Pct. of Orig. Price Rec'd.	97.3%	- 0.6%
Homes for Sale	641	+ 23.7%
Closed Sales	203	- 20.1%
Months Supply	2.4	+ 33.3%
Days on Market	31	+ 14.8%

Market Activity



Historical Median Sales Price for South San Diego County



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South San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Sep-18	1-Yr Chg	Sep-18	1-Yr Chg	Sep-18	1-Yr Chg	Sep-18	1-Yr Chg
91902 - Bonita	\$690,000	↑ + 0.2%	96.9%	↓ - 0.1%	32	↓ - 26.9%	15	↑ + 25.0%
91910 - Chula Vista	\$507,200	↓ - 2.4%	97.0%	↑ + 0.1%	23	↓ - 12.8%	30	↓ - 34.8%
91911 - Chula Vista	\$500,000	↑ + 8.7%	96.7%	↓ - 1.9%	50	↑ + 104.8%	31	↓ - 35.4%
91913 - Chula Vista	\$513,500	↓ - 0.3%	97.5%	↓ - 1.3%	28	↑ + 32.8%	37	↓ - 32.7%
91914 - Chula Vista	\$930,000	↑ + 25.5%	96.0%	↑ + 1.1%	40	↓ - 9.4%	14	↑ + 7.7%
91915 - Chula Vista	\$545,000	↓ - 4.0%	98.6%	↓ - 0.4%	23	↓ - 25.5%	41	↑ + 17.1%
91932 - Imperial Beach	\$558,750	↓ - 0.4%	96.8%	↑ + 0.2%	34	↑ + 7.8%	18	↓ - 25.0%
91950 - National City	\$445,000	↑ + 5.0%	96.9%	↓ - 1.4%	28	↑ + 135.0%	13	↑ + 8.3%
92154 - Otay Mesa	\$479,000	↑ + 7.6%	98.6%	↓ - 0.1%	19	↓ - 7.6%	21	↓ - 46.2%
92173 - San Ysidro	\$482,500	↑ + 15.7%	98.3%	↑ + 0.1%	10	↓ - 62.5%	4	↓ - 55.6%