

# Marketwatch Report

## May 2022



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A FREE RESEARCH TOOL FROM THE

**North San Diego County REALTORS®**

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

## Counties

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# Marketwatch Report

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## San Diego County Overview

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	May-22	1-Yr Chg	May-22	1-Yr Chg	May-22	1-Yr Chg	May-22	1-Yr Chg
East San Diego County	\$755,000	↑ + 16.2%	104.1%	↑ + 0.6%	13	↓ - 13.3%	466	↓ - 18.5%
Metro San Diego County	\$890,000	↑ + 18.8%	105.5%	↑ + 1.9%	11	↓ - 31.3%	905	↓ - 20.0%
North San Diego County	\$950,000	↑ + 11.8%	105.0%	↑ + 0.3%	11	↓ - 21.4%	1,297	↓ - 14.0%
South San Diego County	\$775,000	↑ + 12.5%	103.9%	↓ - 0.3%	10	→ 0.0%	234	↓ - 21.5%
<b>San Diego County</b>	<b>\$865,000</b>	<b>↑ + 15.3%</b>	<b>104.9%</b>	<b>↑ + 0.8%</b>	<b>11</b>	<b>↓ - 21.4%</b>	<b>2,956</b>	<b>↓ - 16.9%</b>

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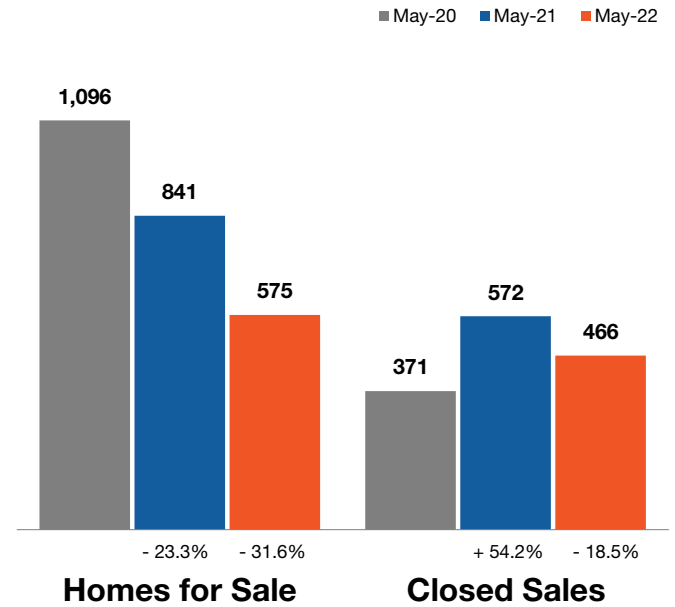


Market Statistics

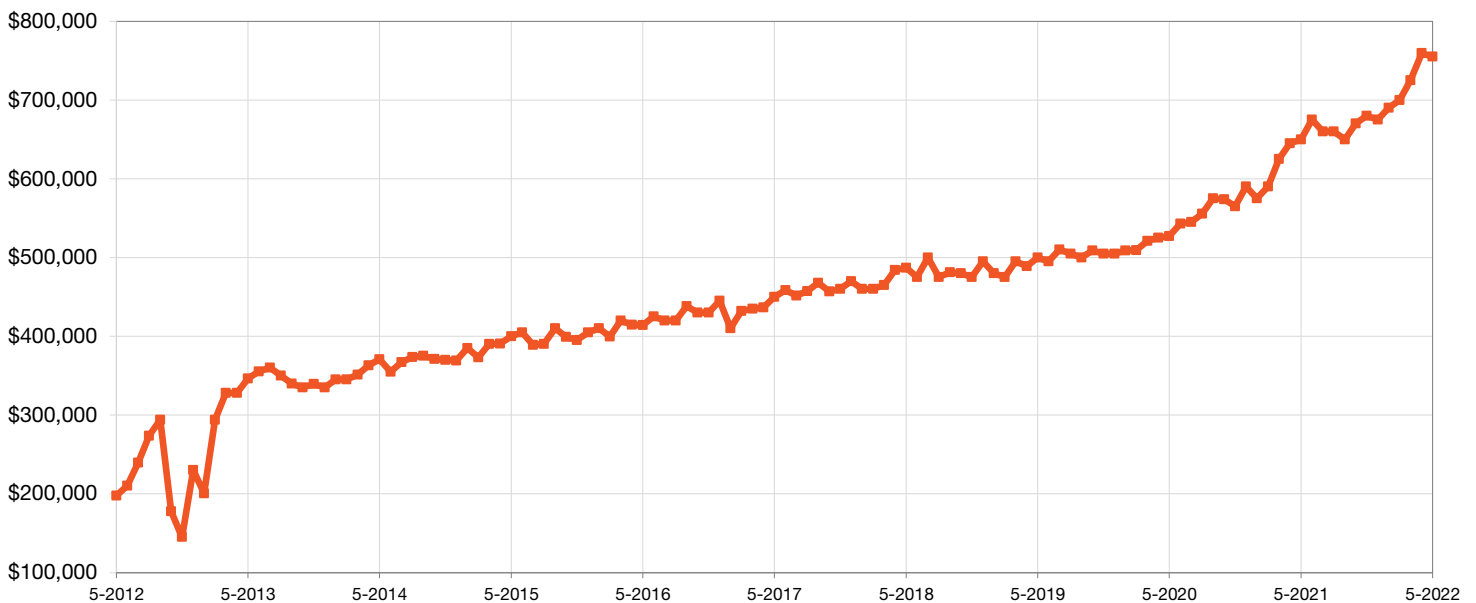
## East San Diego County

Key Metrics	May-22	1-Yr Chg
Median Sales Price	\$755,000	+ 16.2%
Average Sales Price	\$776,132	+ 17.7%
Pct. of Orig. Price Rec'd.	104.1%	+ 0.6%
Homes for Sale	575	- 31.6%
Closed Sales	466	- 18.5%
Months Supply	1.1	- 26.7%
Days on Market	13	- 13.3%

### Market Activity



### Historical Median Sales Price for East San Diego County



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Market Statistics

## East San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	May-22	1-Yr Chg	May-22	1-Yr Chg	May-22	1-Yr Chg	May-22	1-Yr Chg
91901 - Alpine	\$1,035,000	↑ + 12.4%	102.7%	↑ + 1.3%	5	↓ - 61.1%	22	↓ - 4.3%
91905 - Boulevard	\$582,500	↑ + 36.3%	95.5%	↑ + 3.0%	45	↓ - 67.7%	2	↓ - 33.3%
91906 - Campo	\$495,000	↑ + 28.6%	102.2%	↓ - 4.9%	20	↑ + 199.2%	8	↑ + 60.0%
91916 - Descanso	\$703,972	↑ + 78.3%	108.3%	↑ + 12.4%	6	↓ - 78.1%	1	↓ - 80.0%
91917 - Dulzura	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91935 - Jamul	\$985,000	↑ + 8.5%	104.4%	↑ + 1.9%	12	↓ - 20.5%	12	↑ + 50.0%
91941 - La Mesa	\$1,021,500	↑ + 21.3%	106.7%	↑ + 1.4%	8	↓ - 14.2%	22	↓ - 33.3%
91942 - La Mesa	\$760,000	↑ + 7.0%	105.9%	↑ + 2.0%	9	↓ - 10.4%	47	↑ + 6.8%
91945 - Lemon Grove	\$735,000	↑ + 19.5%	104.5%	↑ + 0.4%	10	↓ - 19.0%	19	↓ - 24.0%
91948 - Mount Laguna	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91962 - Pine Valley	\$767,500	↑ + 21.0%	103.4%	↑ + 7.6%	6	↓ - 87.9%	2	↓ - 66.7%
91963 - Potrero	\$450,000	--	94.7%	--	35	--	1	--
91977 - Spring Valley	\$757,500	↑ + 22.2%	104.6%	↓ - 1.4%	15	↑ + 82.9%	56	↑ + 1.8%
91978 - Spring Valley	\$790,000	↑ + 5.3%	105.6%	↑ + 3.4%	7	↓ - 60.2%	5	↓ - 66.7%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$328,000	↑ + 30.7%	95.9%	↓ - 1.5%	40	↓ - 37.7%	13	↓ - 53.6%
92019 - El Cajon	\$795,000	↑ + 3.2%	104.3%	↓ - 0.7%	8	↓ - 5.0%	42	↓ - 6.7%
92020 - El Cajon	\$810,000	↑ + 27.6%	104.3%	↑ + 0.4%	11	↑ + 51.5%	42	↓ - 16.0%
92021 - El Cajon	\$611,000	↓ - 0.7%	102.7%	↓ - 0.9%	14	↓ - 25.9%	44	↓ - 20.0%
92036 - Julian	\$610,000	↑ + 29.8%	96.8%	↓ - 1.6%	21	↑ + 24.1%	11	↓ - 35.3%
92040 - Lakeside	\$755,000	↑ + 7.9%	104.6%	↓ - 1.1%	14	↓ - 0.9%	46	↓ - 9.8%
92066 - Ranchita	\$375,000	↑ + 7.2%	92.6%	↑ + 3.2%	61	↓ - 19.7%	1	→ 0.0%
92070 - Santa Ysabel	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92071 - Santee	\$760,000	↑ + 18.8%	105.9%	↑ + 2.0%	12	↑ + 44.2%	65	↓ - 30.9%
92086 - Warner Springs	\$189,000	↓ - 58.0%	98.1%	↑ + 9.4%	13	↓ - 68.1%	5	↑ + 66.7%

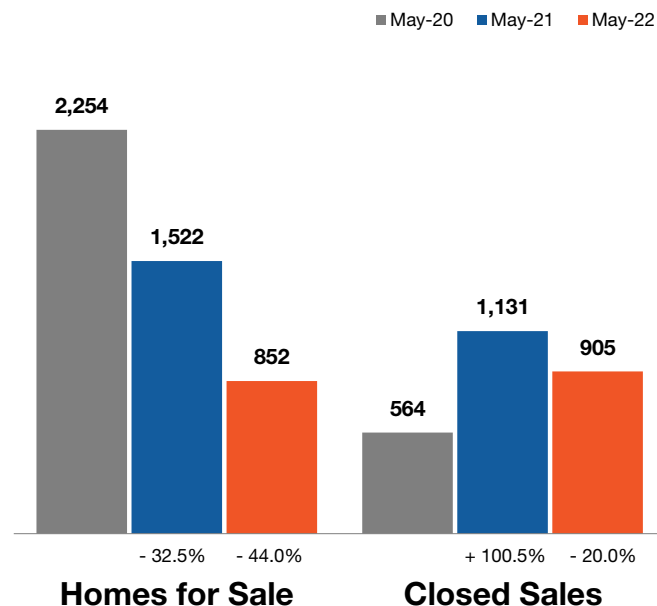
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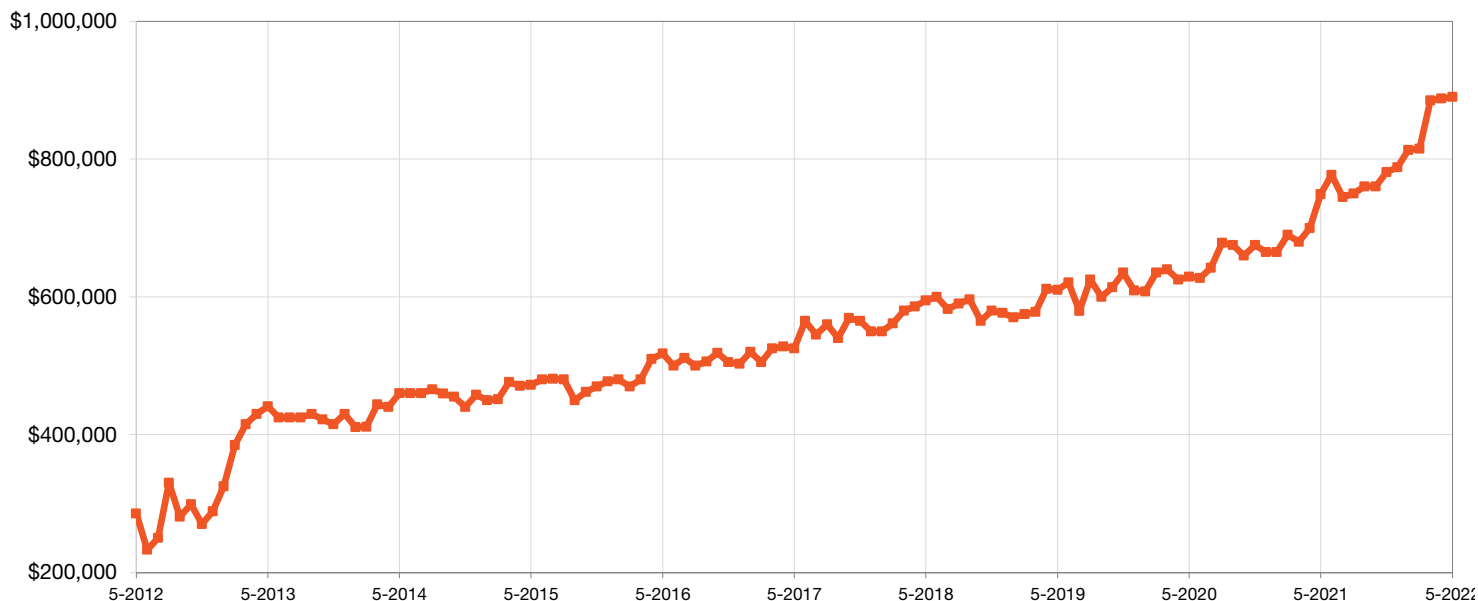
## Metro San Diego County

Key Metrics	May-22	1-Yr Chg
Median Sales Price	\$890,000	+ 18.8%
Average Sales Price	\$1,167,373	+ 18.0%
Pct. of Orig. Price Rec'd.	105.5%	+ 1.9%
Homes for Sale	852	- 44.0%
Closed Sales	905	- 20.0%
Months Supply	0.9	- 35.7%
Days on Market	11	- 31.3%

### Market Activity



### Historical Median Sales Price for Metro San Diego County



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NORTH SAN DIEGO COUNTY REALTORS



Market Statistics

## Metro San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	May-22	1-Yr Chg	May-22	1-Yr Chg	May-22	1-Yr Chg	May-22	1-Yr Chg
92037 - La Jolla	\$2,038,276	↑ + 27.4%	103.3%	↑ + 4.0%	19	↓ - 57.6%	82	↑ + 12.3%
92101 - San Diego Downtown	\$810,000	↑ + 40.3%	103.6%	↑ + 4.2%	10	↓ - 58.5%	100	↓ - 7.4%
92102 - San Diego Golden Hill	\$850,000	↑ + 50.4%	104.3%	↑ + 2.6%	8	↓ - 42.6%	16	↓ - 33.3%
92103 - Mission Hills-Hillcrest-Midtown	\$815,000	↓ - 2.4%	105.7%	↑ + 3.6%	12	↓ - 37.0%	44	↓ - 38.9%
92104 - North Park	\$895,000	↑ + 38.8%	108.0%	↑ + 3.4%	10	↓ - 23.2%	28	↓ - 52.5%
92105 - East San Diego	\$598,000	↑ + 42.4%	102.7%	↓ - 0.5%	10	↓ - 28.1%	30	↓ - 25.0%
92106 - Point Loma	\$1,529,000	↑ + 6.6%	102.0%	↑ + 1.1%	12	↓ - 54.3%	15	↓ - 34.8%
92107 - Ocean Beach	\$1,060,000	↓ - 14.9%	103.9%	↑ + 0.6%	12	↓ - 3.3%	15	↓ - 37.5%
92108 - Mission Valley	\$675,000	↑ + 28.6%	104.7%	↑ + 1.1%	9	↓ - 12.5%	41	↓ - 22.6%
92109 - Pacific Beach	\$1,290,000	↑ + 39.2%	106.4%	↑ + 4.2%	16	↑ + 14.5%	42	↓ - 16.0%
92110 - Old Town	\$682,500	↑ + 4.6%	106.3%	↑ + 1.8%	8	↓ - 53.4%	28	↓ - 22.2%
92111 - Linda Vista	\$777,500	↑ + 5.0%	108.4%	↑ + 2.3%	9	↓ - 25.5%	36	↓ - 20.0%
92113 - Logan Heights	\$682,500	↑ + 32.5%	103.7%	↑ + 1.4%	14	↓ - 17.1%	10	↑ + 25.0%
92114 - Encanto	\$710,000	↑ + 24.6%	105.1%	↓ - 0.3%	18	↑ + 56.8%	37	↑ + 15.6%
92115 - San Diego	\$898,615	↑ + 35.1%	107.7%	↑ + 3.0%	10	↑ + 6.6%	53	↑ + 1.9%
92116 - Normal Heights	\$680,500	↓ - 6.8%	108.5%	↑ + 3.5%	9	↑ + 1.3%	26	↓ - 38.1%
92117 - Clairemont Mesa	\$1,042,000	↑ + 18.7%	107.6%	↑ + 0.9%	10	↑ + 18.3%	49	↓ - 21.0%
92118 - Coronado	\$2,705,000	↑ + 42.9%	95.5%	↓ - 1.7%	31	↑ + 1.7%	21	↓ - 50.0%
92119 - San Carlos	\$875,000	↑ + 14.4%	105.6%	↑ + 0.4%	10	↑ + 78.8%	29	→ 0.0%
92120 - Del Cerro	\$1,037,500	↑ + 32.2%	108.3%	↑ + 2.9%	7	↓ - 6.5%	34	↓ - 20.9%
92121 - Sorrento Valley	\$957,500	↑ + 46.2%	102.5%	↓ - 5.8%	8	↑ + 26.3%	2	↓ - 33.3%
92122 - University City	\$1,389,500	↑ + 101.4%	107.9%	↑ + 2.8%	8	↓ - 26.1%	21	↓ - 46.2%
92123 - Mission Valley	\$795,000	↑ + 7.2%	108.5%	↑ + 2.2%	9	↑ + 52.9%	29	↓ - 17.1%
92124 - Tierrasanta	\$968,000	↑ + 20.2%	104.3%	↓ - 3.4%	8	↑ + 36.4%	19	↓ - 9.5%
92126 - Mira Mesa	\$948,000	↑ + 25.6%	107.6%	↑ + 2.1%	8	↓ - 28.6%	38	↓ - 30.9%
92131 - Scripps Miramar	\$1,225,000	↑ + 4.5%	106.4%	↓ - 4.0%	9	↑ + 44.4%	39	↑ + 8.3%
92139 - Paradise Hills	\$660,000	↑ + 16.4%	104.5%	↓ - 0.0%	9	↑ + 5.8%	21	↓ - 16.0%

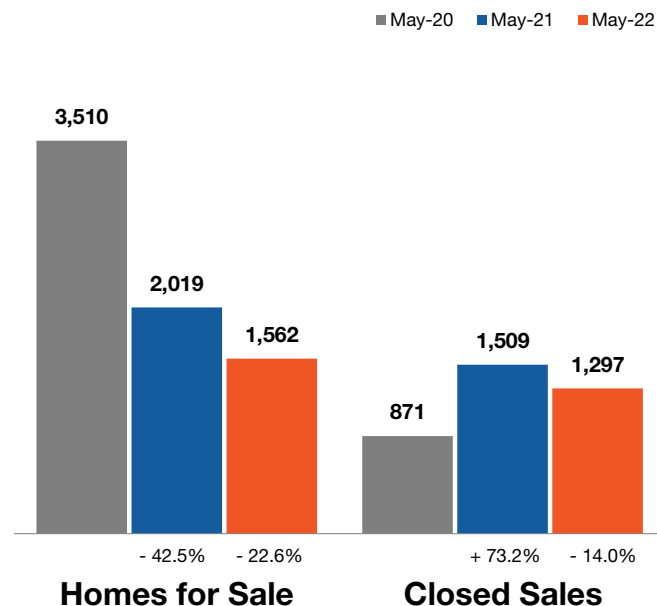
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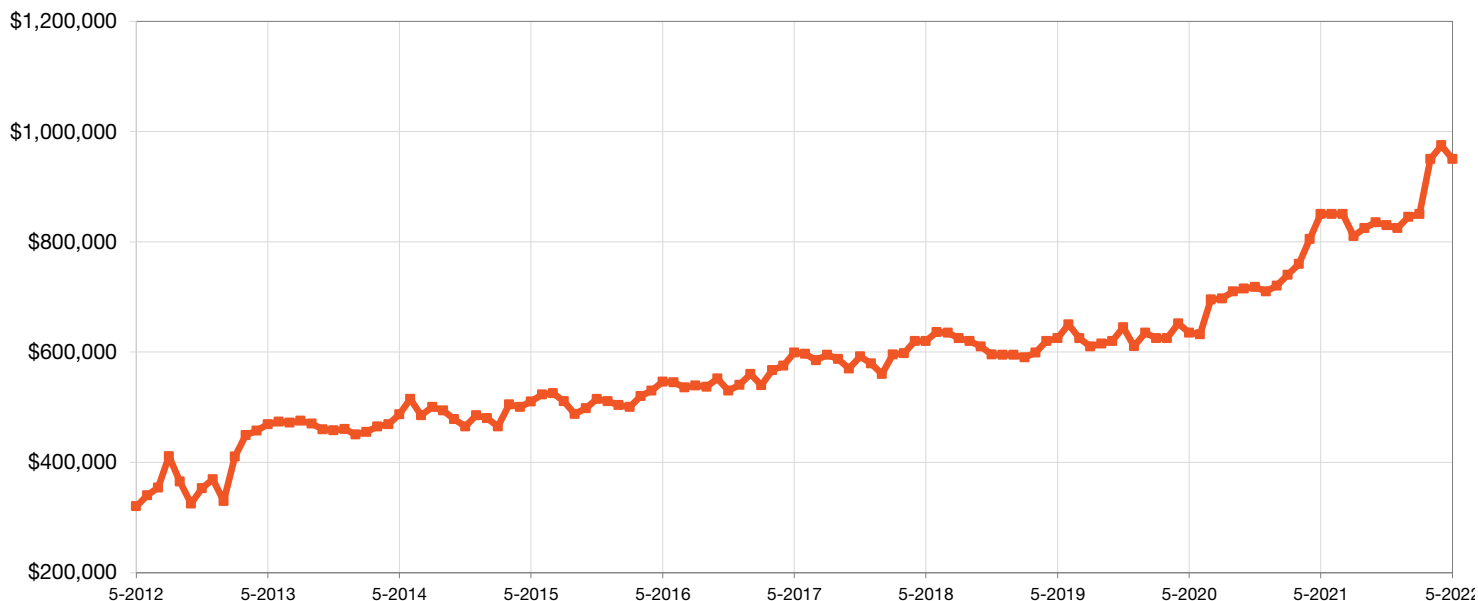
## North San Diego County

Key Metrics	May-22	1-Yr Chg
Median Sales Price	\$950,000	+ 11.8%
Average Sales Price	\$1,309,456	+ 15.4%
Pct. of Orig. Price Rec'd.	105.0%	+ 0.3%
Homes for Sale	1,562	- 22.6%
Closed Sales	1,297	- 14.0%
Months Supply	1.2	- 7.7%
Days on Market	11	- 21.4%

### Market Activity



### Historical Median Sales Price for North San Diego County



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## North San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	May-22	1-Yr Chg	May-22	1-Yr Chg	May-22	1-Yr Chg	May-22	1-Yr Chg
92003 - Bonsall	\$550,000	↓ - 47.1%	106.7%	↑ + 6.2%	6	↑ + 6.9%	9	↓ - 18.2%
92007 - Cardiff	\$2,120,000	↓ - 5.8%	101.6%	↑ + 0.2%	13	↓ - 35.6%	9	↓ - 30.8%
92008 - Carlsbad	\$1,867,500	↑ + 87.2%	104.9%	↑ + 1.8%	18	↑ + 34.6%	20	↓ - 37.5%
92009 - Carlsbad	\$1,260,000	↓ - 5.4%	107.7%	↑ + 1.0%	8	↓ - 7.8%	52	↓ - 33.3%
92010 - Carlsbad	\$1,031,000	↑ + 38.4%	106.4%	↑ + 2.2%	6	↓ - 43.7%	25	↑ + 31.6%
92011 - Carlsbad	\$1,388,553	↑ + 38.9%	105.6%	↓ - 2.2%	12	↓ - 28.3%	25	↓ - 19.4%
92014 - Del Mar	\$2,925,000	↑ + 27.2%	100.3%	↑ + 2.1%	15	↓ - 47.5%	20	↓ - 39.4%
92024 - Encinitas	\$2,298,000	↑ + 48.3%	107.6%	↑ + 5.3%	12	↓ - 19.2%	47	↓ - 32.9%
92025 - Escondido	\$780,000	↑ + 6.1%	105.2%	↓ - 1.7%	11	↑ + 46.2%	35	↓ - 20.5%
92026 - Escondido	\$826,500	↑ + 18.1%	105.3%	↑ + 0.8%	8	↓ - 56.9%	48	↓ - 26.2%
92027 - Escondido	\$760,000	↑ + 7.0%	104.6%	↓ - 0.0%	8	↓ - 14.3%	43	↓ - 24.6%
92028 - Fallbrook	\$827,500	↑ + 12.0%	104.2%	↑ + 1.7%	14	↓ - 46.2%	78	↓ - 2.5%
92029 - Escondido	\$1,220,000	↑ + 17.6%	106.9%	↑ + 2.1%	11	↑ + 18.1%	32	↑ + 6.7%
92054 - Oceanside	\$1,000,250	↑ + 15.6%	103.0%	↓ - 0.9%	11	↑ + 32.8%	46	↑ + 35.3%
92056 - Oceanside	\$825,000	↑ + 22.0%	104.7%	↓ - 0.1%	8	↑ + 12.3%	59	↓ - 11.9%
92057 - Oceanside	\$775,000	↑ + 26.0%	104.0%	↓ - 1.3%	12	↓ - 6.2%	79	↓ - 3.7%
92058 - Oceanside	\$775,000	↑ + 33.6%	106.5%	↑ + 0.9%	10	↓ - 17.1%	17	↓ - 22.7%
92059 - Pala	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92061 - Pauma Valley	\$640,000	↓ - 6.7%	100.5%	↓ - 4.0%	13	↓ - 30.5%	5	↑ + 25.0%
92064 - Poway	\$1,069,500	↑ + 5.9%	105.1%	↓ - 1.0%	18	↓ - 20.3%	66	↑ + 4.8%
92065 - Ramona	\$785,000	↑ + 18.0%	103.3%	↑ + 0.1%	13	↓ - 24.7%	57	↓ - 6.6%
92067 - Rancho Santa Fe	\$4,500,000	↑ + 23.0%	99.7%	↑ + 4.6%	32	↓ - 53.2%	19	↓ - 55.8%
92069 - San Marcos	\$750,000	↑ + 8.2%	104.5%	↓ - 0.5%	13	↑ + 40.1%	44	↑ + 2.3%
92075 - Solana Beach	\$2,425,000	↑ + 70.2%	104.4%	↑ + 6.3%	17	↑ + 32.2%	17	↓ - 22.7%
92078 - San Marcos	\$920,000	↑ + 16.6%	106.4%	↓ - 1.5%	9	↓ - 8.7%	66	↓ - 14.3%
92081 - Vista	\$950,000	↑ + 38.8%	104.8%	↓ - 1.8%	7	↓ - 20.7%	35	↑ + 9.4%
92082 - Valley Center	\$940,000	↑ + 2.2%	103.9%	↑ + 4.3%	10	↓ - 65.0%	29	↑ + 52.6%
92083 - Vista	\$730,000	↑ + 6.6%	103.6%	↓ - 2.0%	10	↓ - 22.0%	39	↑ + 69.6%
92084 - Vista	\$820,000	↑ + 10.8%	105.0%	↑ + 0.1%	10	↑ + 7.7%	48	↑ + 33.3%
92091 - Rancho Santa Fe	\$1,337,500	↓ - 39.0%	109.7%	↑ + 6.9%	4	↓ - 61.4%	2	↓ - 75.0%
92127 - Rancho Bernardo	\$1,860,000	↑ + 50.0%	104.4%	↓ - 2.4%	9	↑ + 26.9%	55	↓ - 46.6%
92128 - Rancho Bernardo	\$926,000	↑ + 26.0%	105.9%	↑ + 1.0%	8	↑ + 3.2%	75	↓ - 27.9%
92129 - Rancho Penasquitos	\$1,420,000	↑ + 49.2%	106.7%	↓ - 3.4%	7	↑ + 3.4%	49	↑ + 6.5%
92130 - Carmel Valley	\$2,208,000	↑ + 33.0%	106.1%	↓ - 0.5%	9	↓ - 22.8%	47	↓ - 14.5%



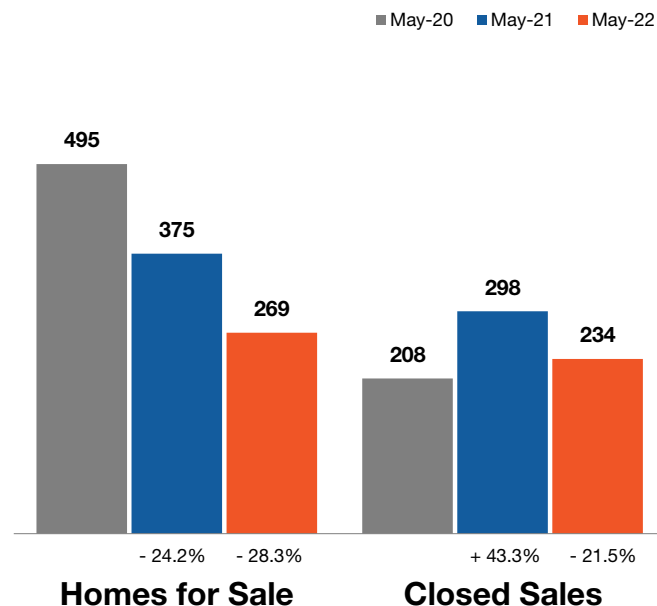
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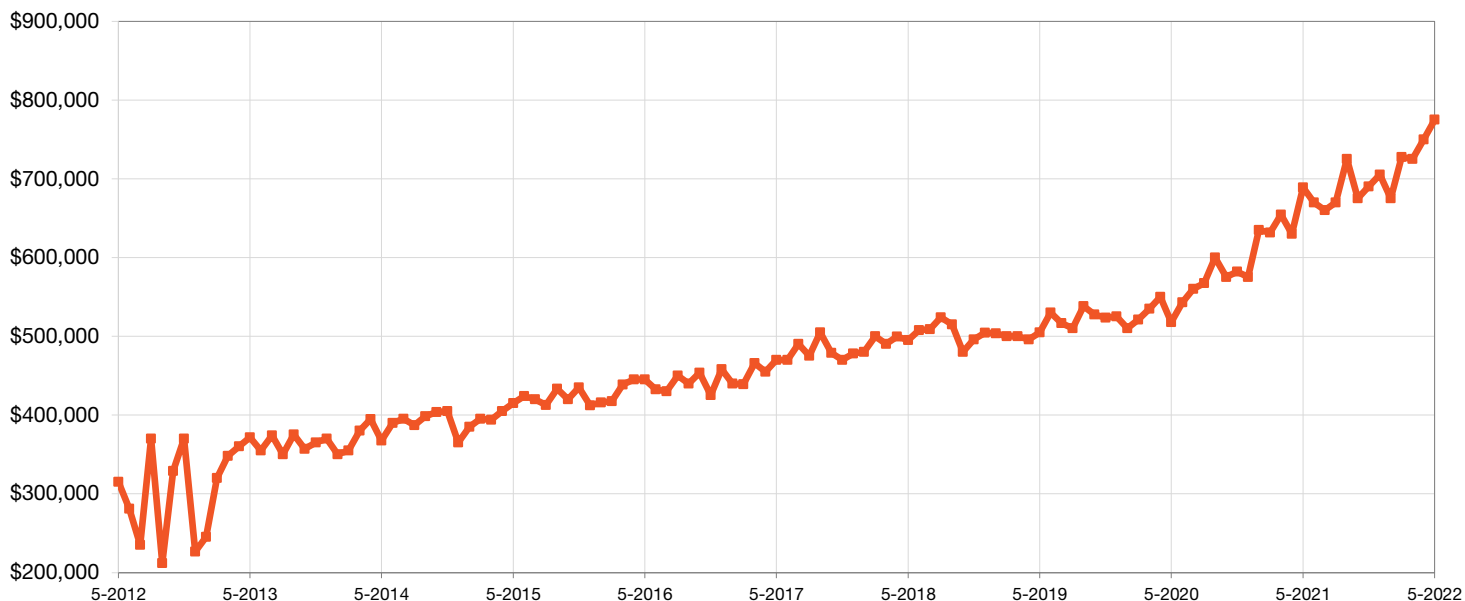
## South San Diego County

Key Metrics	May-22	1-Yr Chg
Median Sales Price	\$775,000	+ 12.5%
Average Sales Price	\$841,060	+ 16.5%
Pct. of Orig. Price Rec'd.	103.9%	- 0.3%
Homes for Sale	269	- 28.3%
Closed Sales	234	- 21.5%
Months Supply	1.0	- 23.1%
Days on Market	10	0.0%

### Market Activity



### Historical Median Sales Price for South San Diego County



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NORTH SAN DIEGO COUNTY REALTORS



Market Statistics

## South San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	May-22	1-Yr Chg	May-22	1-Yr Chg	May-22	1-Yr Chg	May-22	1-Yr Chg
91902 - Bonita	\$1,159,000	↑ + 23.6%	103.7%	↑ + 0.5%	9	↓ - 45.0%	12	↓ - 40.0%
91910 - Chula Vista	\$800,000	↑ + 15.5%	104.8%	↑ + 0.0%	11	↑ + 1.2%	31	↓ - 40.4%
91911 - Chula Vista	\$735,000	↑ + 13.1%	104.2%	↑ + 0.6%	9	↑ + 1.2%	41	↓ - 4.7%
91913 - Chula Vista	\$785,000	↑ + 15.4%	104.3%	↓ - 0.7%	9	↑ + 7.7%	58	↓ - 24.7%
91914 - Chula Vista	\$1,250,000	↑ + 29.2%	103.6%	↑ + 1.0%	7	↓ - 32.6%	15	↓ - 37.5%
91915 - Chula Vista	\$775,000	↑ + 6.5%	104.0%	↓ - 1.0%	8	↑ + 35.8%	41	↓ - 14.6%
91932 - Imperial Beach	\$740,000	↑ + 7.6%	101.9%	↓ - 2.3%	26	↑ + 56.3%	16	↑ + 33.3%
91950 - National City	\$672,500	↑ + 28.2%	102.3%	↓ - 0.4%	8	↓ - 39.3%	14	↓ - 6.7%
92154 - Otay Mesa	\$710,000	↑ + 19.3%	103.3%	↑ + 0.2%	12	↑ + 7.3%	49	↑ + 4.3%
92173 - San Ysidro	\$397,500	↓ - 12.6%	102.4%	↓ - 0.5%	13	↑ + 52.3%	6	↓ - 14.3%