

# Marketwatch Report

## April 2020

North San Diego County  
Association of REALTORS®



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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	
	Apr-20	1-Yr Chg	Apr-20	1-Yr Chg	Apr-20	1-Yr Chg	Apr-20	1-Yr Chg
East San Diego County	\$535,000	↑ + 7.2%	99.4%	↑ + 1.5%	23	↓ - 30.3%	391	↓ - 20.5%
Metro San Diego County	\$628,500	↑ + 2.4%	99.0%	↑ + 1.5%	21	↓ - 30.0%	622	↓ - 37.8%
North San Diego County	\$675,000	↑ + 6.3%	98.9%	↑ + 1.4%	24	↓ - 31.4%	908	↓ - 31.2%
South San Diego County	\$550,000	↑ + 10.2%	99.9%	↑ + 2.1%	19	↓ - 42.4%	221	↓ - 30.1%
<b>San Diego County</b>	<b>\$605,146</b>	<b>↑ + 4.3%</b>	<b>99.1%</b>	<b>↑ + 1.5%</b>	<b>23</b>	<b>↓ - 30.3%</b>	<b>2,180</b>	<b>↓ - 31.3%</b>

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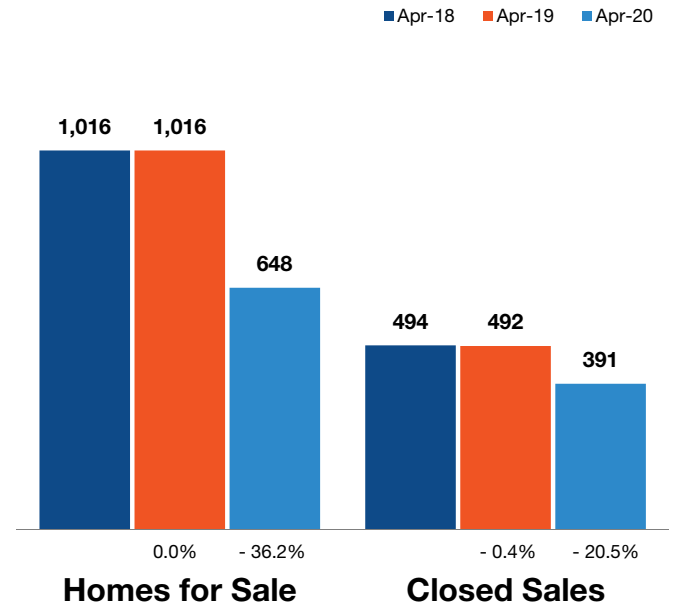
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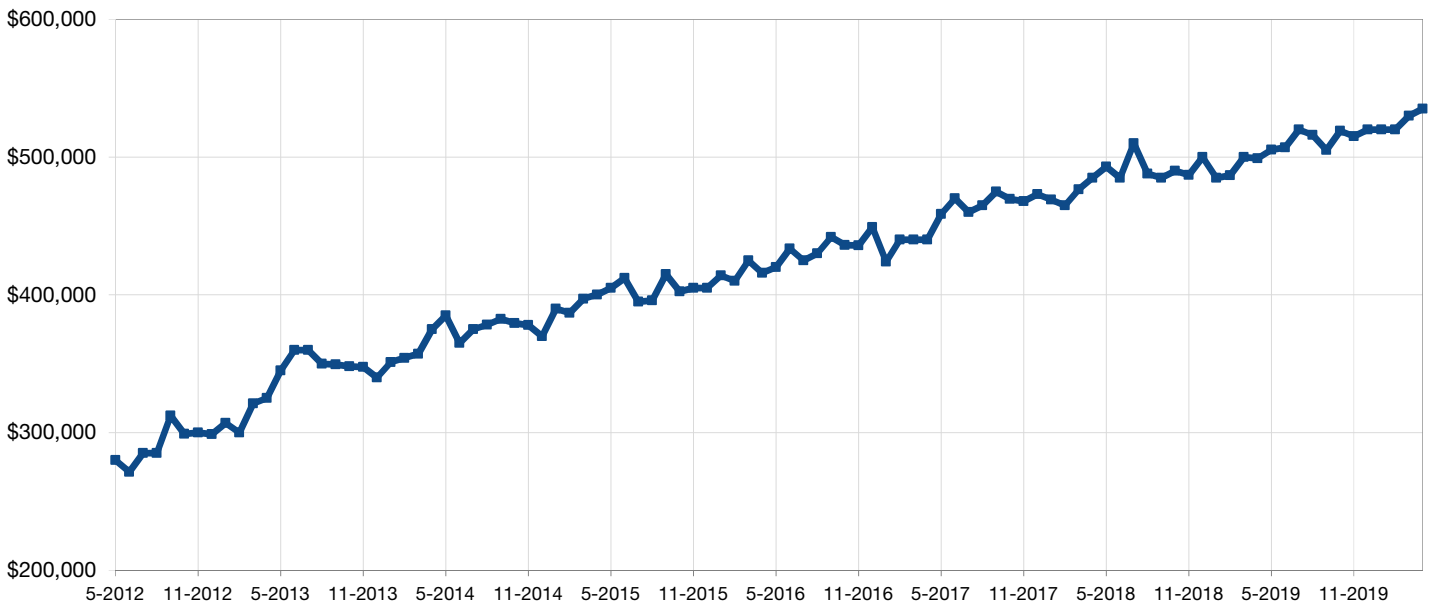
## East San Diego County

Key Metrics	Apr-20	1-Yr Chg
Median Sales Price	\$535,000	+ 7.2%
Average Sales Price	\$542,594	+ 6.5%
Pct. of Orig. Price Rec'd.	99.4%	+ 1.5%
Homes for Sale	648	- 36.2%
Closed Sales	391	- 20.5%
Months Supply	1.5	- 34.8%
Days on Market	23	- 30.3%

### 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	
	Apr-20	1-Yr Chg	Apr-20	1-Yr Chg	Apr-20	1-Yr Chg	Apr-20	1-Yr Chg
91901 - Alpine	\$625,000	↑ + 7.9%	97.9%	↑ + 0.5%	35	↓ - 34.6%	27	↑ + 22.7%
91905 - Boulevard	\$435,000	↑ + 102.3%	102.4%	↑ + 9.0%	87	↑ + 163.6%	1	→ 0.0%
91906 - Campo	\$401,000	↑ + 37.3%	92.0%	↓ - 5.9%	28	↓ - 44.6%	6	↓ - 40.0%
91916 - Descanso	\$487,500	↓ - 11.6%	96.0%	↓ - 4.8%	92	↑ + 1,126.7%	3	↑ + 50.0%
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	\$675,000	↑ + 16.4%	98.0%	↑ + 3.8%	29	↓ - 29.7%	11	↓ - 15.4%
91941 - La Mesa	\$771,500	↑ + 13.9%	98.3%	↑ + 0.4%	16	↓ - 30.1%	20	↓ - 52.4%
91942 - La Mesa	\$512,000	↑ + 1.9%	100.0%	↑ + 1.5%	18	↓ - 1.4%	29	↓ - 23.7%
91945 - Lemon Grove	\$509,000	↑ + 5.8%	102.8%	↑ + 4.5%	15	↓ - 59.6%	12	↓ - 25.0%
91948 - Mount Laguna	\$0	--	0.0%	--	0	--	0	--
91962 - Pine Valley	\$521,250	↑ + 46.0%	92.3%	↓ - 5.3%	44	↑ + 521.4%	2	→ 0.0%
91963 - Potrero	\$150,000	--	100.0%	--	14	--	1	--
91977 - Spring Valley	\$488,500	↑ + 2.9%	100.4%	↑ + 2.0%	17	↓ - 60.9%	54	↑ + 25.6%
91978 - Spring Valley	\$615,600	↑ + 92.4%	101.5%	↑ + 4.7%	16	↓ - 46.0%	8	↑ + 14.3%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$222,500	↑ + 40.8%	94.1%	↑ + 2.1%	93	↑ + 13.8%	6	↓ - 68.4%
92019 - El Cajon	\$539,975	↓ - 0.5%	100.1%	↑ + 1.6%	20	↓ - 28.3%	38	↓ - 17.4%
92020 - El Cajon	\$516,500	↑ + 1.8%	98.7%	↑ + 1.4%	11	↓ - 59.7%	38	↑ + 5.6%
92021 - El Cajon	\$531,050	↑ + 9.6%	100.2%	↑ + 1.0%	17	↓ - 33.6%	30	↓ - 46.4%
92036 - Julian	\$415,000	↓ - 6.4%	95.5%	↑ + 4.3%	73	↓ - 38.0%	13	↑ + 116.7%
92040 - Lakeside	\$575,000	↑ + 10.0%	99.0%	↑ + 0.9%	30	↑ + 33.2%	33	↓ - 17.5%
92066 - Ranchita	\$0	--	0.0%	--	0	--	0	--
92070 - Santa Ysabel	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92071 - Santee	\$549,000	↑ + 13.2%	101.1%	↑ + 2.4%	13	↓ - 50.8%	57	↓ - 34.5%
92086 - Warner Springs	\$575,000	↑ + 94.9%	96.6%	↓ - 3.4%	36	↓ - 34.5%	2	↑ + 100.0%

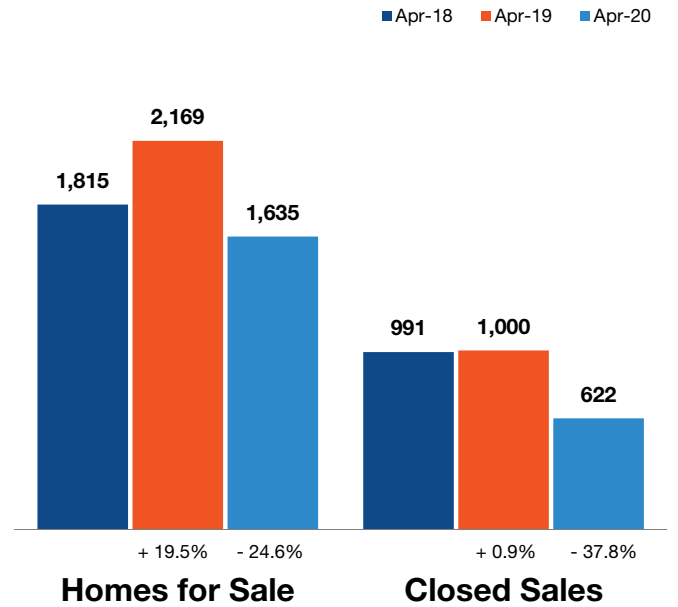
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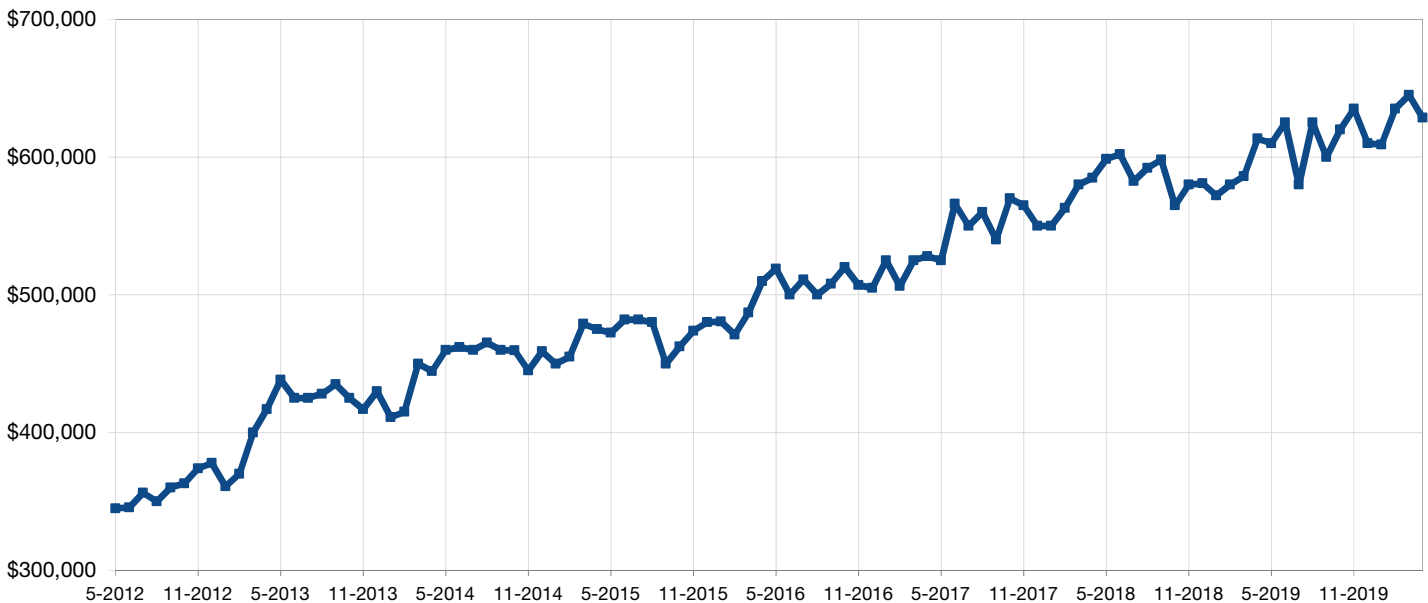
## Metro San Diego County

Key Metrics	Apr-20	1-Yr Chg
Median Sales Price	\$628,500	+ 2.4%
Average Sales Price	\$791,271	+ 5.7%
Pct. of Orig. Price Rec'd.	99.0%	+ 1.5%
Homes for Sale	1,635	- 24.6%
Closed Sales	622	- 37.8%
Months Supply	1.9	- 24.0%
Days on Market	21	- 30.0%

### 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	
	Apr-20	1-Yr Chg	Apr-20	1-Yr Chg	Apr-20	1-Yr Chg	Apr-20	1-Yr Chg
92037 - La Jolla	\$1,172,500	↓ - 22.9%	95.5%	↑ + 0.5%	24	↓ - 45.0%	28	↓ - 61.1%
92101 - San Diego Downtown	\$514,000	↑ + 1.8%	97.8%	↑ + 1.3%	32	↓ - 1.2%	39	↓ - 44.3%
92102 - San Diego Golden Hill	\$480,000	↑ + 21.5%	97.8%	↑ + 1.2%	16	↓ - 62.3%	17	→ 0.0%
92103 - Mission Hills-Hillcrest-Midtown	\$600,000	↓ - 18.4%	98.5%	↑ + 2.3%	21	↓ - 49.9%	32	↓ - 25.6%
92104 - North Park	\$584,000	↓ - 0.8%	98.6%	↑ + 0.4%	31	↑ + 16.1%	29	↓ - 14.7%
92105 - East San Diego	\$420,000	↓ - 12.9%	99.1%	↑ + 1.0%	25	↓ - 25.2%	17	↓ - 32.0%
92106 - Point Loma	\$1,058,000	↑ + 11.5%	98.5%	↑ + 1.6%	12	↓ - 52.6%	11	↓ - 52.2%
92107 - Ocean Beach	\$710,000	↓ - 8.8%	102.2%	↑ + 4.3%	41	↑ + 3.1%	19	↓ - 29.6%
92108 - Mission Valley	\$485,000	↑ + 13.4%	99.2%	↑ + 0.8%	19	↓ - 40.1%	23	↓ - 50.0%
92109 - Pacific Beach	\$962,500	↓ - 8.3%	96.4%	↓ - 0.6%	25	↓ - 22.2%	26	↓ - 46.9%
92110 - Old Town	\$468,903	↑ + 5.3%	99.7%	↑ + 2.2%	14	↓ - 44.3%	18	↓ - 43.8%
92111 - Linda Vista	\$650,000	↑ + 9.1%	100.1%	↑ + 2.7%	13	↓ - 60.9%	21	↓ - 47.5%
92113 - Logan Heights	\$460,000	↑ + 21.1%	98.1%	↓ - 1.3%	33	↑ + 107.1%	7	↓ - 46.2%
92114 - Encanto	\$500,000	↑ + 5.0%	99.9%	↑ + 3.0%	22	↓ - 30.2%	29	↓ - 46.3%
92115 - San Diego	\$502,500	↓ - 11.1%	98.9%	↑ + 0.6%	21	↓ - 5.6%	36	↓ - 41.0%
92116 - Normal Heights	\$617,000	↓ - 1.1%	98.8%	↑ + 0.3%	25	↓ - 31.3%	25	↓ - 19.4%
92117 - Clairemont Mesa	\$705,000	→ 0.0%	99.8%	↑ + 1.6%	16	↓ - 5.2%	29	↓ - 40.8%
92118 - Coronado	\$2,080,000	↑ + 56.1%	95.8%	↑ + 1.5%	44	↓ - 43.8%	15	↓ - 16.7%
92119 - San Carlos	\$674,500	↑ + 4.6%	99.0%	↓ - 0.4%	14	↓ - 29.3%	22	↓ - 29.0%
92120 - Del Cerro	\$725,000	↑ + 8.2%	100.0%	↑ + 2.7%	14	↓ - 26.7%	35	↓ - 12.5%
92121 - Sorrento Valley	\$814,500	--	101.3%	--	16	--	6	--
92122 - University City	\$800,000	↑ + 11.1%	98.3%	↓ - 0.7%	21	↑ + 2.6%	26	↓ - 31.6%
92123 - Mission Valley	\$639,900	↑ + 8.5%	100.4%	↑ + 1.5%	15	↓ - 41.8%	19	↓ - 17.4%
92124 - Tierrasanta	\$732,000	↑ + 10.4%	100.4%	↑ + 5.1%	11	↓ - 69.3%	17	→ 0.0%
92126 - Mira Mesa	\$637,000	↑ + 10.5%	100.7%	↑ + 1.5%	9	↓ - 59.6%	37	↓ - 36.2%
92131 - Scripps Miramar	\$866,250	↑ + 10.2%	99.7%	↑ + 1.5%	12	↓ - 53.4%	28	↓ - 47.2%
92139 - Paradise Hills	\$480,000	↑ + 7.6%	101.3%	↑ + 4.4%	11	↓ - 55.2%	11	↓ - 69.4%

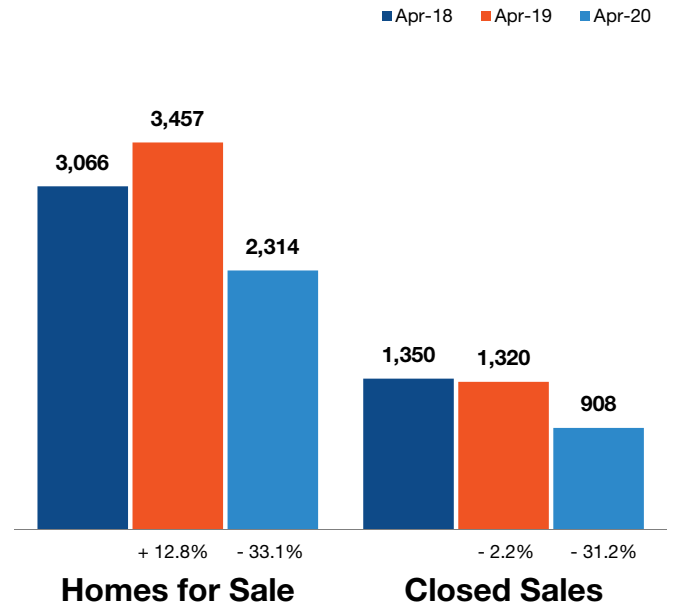
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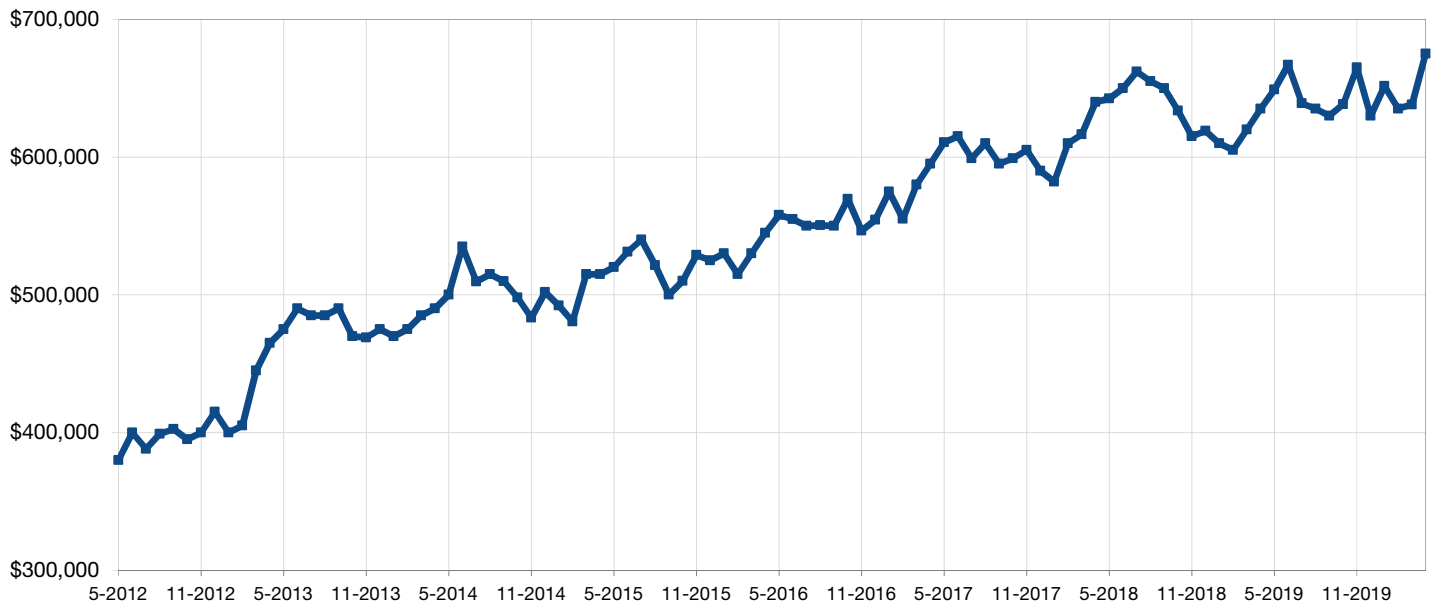
## North San Diego County

Key Metrics	Apr-20	1-Yr Chg
Median Sales Price	\$675,000	+ 6.3%
Average Sales Price	\$809,325	- 0.9%
Pct. of Orig. Price Rec'd.	98.9%	+ 1.4%
Homes for Sale	2,314	- 33.1%
Closed Sales	908	- 31.2%
Months Supply	1.9	- 34.5%
Days on Market	24	- 31.4%

### 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	
	Apr-20	1-Yr Chg	Apr-20	1-Yr Chg	Apr-20	1-Yr Chg	Apr-20	1-Yr Chg
92003 - Bonsall	\$629,000	↑ + 6.1%	98.5%	↑ + 5.0%	27	↓ - 72.7%	9	↑ + 50.0%
92007 - Cardiff	\$720,000	↓ - 61.7%	99.3%	↑ + 2.9%	0	↓ - 100.0%	1	↓ - 87.5%
92008 - Carlsbad	\$1,011,000	↑ + 10.8%	98.0%	↑ + 2.3%	25	↓ - 32.5%	22	→ 0.0%
92009 - Carlsbad	\$880,500	↓ - 3.9%	99.5%	↑ + 1.4%	14	↓ - 36.9%	46	↓ - 27.0%
92010 - Carlsbad	\$731,726	↓ - 0.4%	99.6%	↑ + 1.1%	32	↓ - 4.3%	18	↓ - 30.8%
92011 - Carlsbad	\$917,500	↓ - 0.8%	98.2%	↑ + 0.2%	26	↓ - 28.1%	22	↓ - 51.1%
92014 - Del Mar	\$1,500,000	↓ - 14.9%	95.4%	↑ + 1.4%	34	↓ - 51.3%	13	↓ - 45.8%
92024 - Encinitas	\$1,129,000	↓ - 3.5%	97.1%	↓ - 0.9%	23	↓ - 32.0%	32	↓ - 41.8%
92025 - Escondido	\$530,000	↑ + 6.7%	99.1%	↑ + 2.7%	32	↓ - 26.7%	17	↓ - 59.5%
92026 - Escondido	\$525,000	↑ + 1.0%	99.7%	↑ + 1.8%	15	↓ - 68.4%	41	↓ - 38.8%
92027 - Escondido	\$526,000	↑ + 7.3%	100.5%	↑ + 1.7%	18	↓ - 23.9%	31	↓ - 36.7%
92028 - Fallbrook	\$629,900	↑ + 12.3%	98.6%	↑ + 1.6%	47	↓ - 4.1%	63	→ 0.0%
92029 - Escondido	\$779,975	↑ + 10.6%	97.6%	↑ + 1.2%	28	↓ - 23.8%	15	↓ - 50.0%
92054 - Oceanside	\$649,000	↓ - 14.7%	101.3%	↑ + 3.5%	17	↓ - 59.5%	23	↓ - 25.8%
92056 - Oceanside	\$591,000	↑ + 11.5%	99.2%	↑ + 0.4%	22	↓ - 17.1%	57	↓ - 19.7%
92057 - Oceanside	\$490,000	↑ + 5.9%	99.2%	↑ + 1.1%	20	↓ - 30.7%	55	↓ - 35.3%
92058 - Oceanside	\$414,000	↓ - 11.9%	100.0%	↑ + 1.3%	20	↓ - 27.4%	10	↓ - 61.5%
92059 - Pala	\$0	--	0.0%	--	0	--	0	--
92061 - Pauma Valley	\$445,000	↓ - 7.4%	93.7%	↓ - 3.2%	82	↓ - 10.8%	5	↓ - 16.7%
92064 - Poway	\$722,500	↑ + 1.4%	99.3%	↑ + 1.4%	12	↓ - 53.5%	28	↓ - 44.0%
92065 - Ramona	\$554,500	↑ + 6.6%	98.9%	↑ + 1.4%	35	↓ - 1.5%	43	↓ - 21.8%
92067 - Rancho Santa Fe	\$2,947,500	↓ - 24.9%	84.4%	↓ - 4.6%	94	↓ - 24.7%	8	↓ - 50.0%
92069 - San Marcos	\$596,650	↓ - 1.0%	99.1%	↑ + 2.8%	12	↓ - 65.1%	36	↑ + 5.9%
92075 - Solana Beach	\$1,145,000	↓ - 1.8%	93.7%	↓ - 0.9%	64	↑ + 105.5%	9	↓ - 10.0%
92078 - San Marcos	\$715,000	↑ + 12.6%	99.7%	↑ + 1.7%	32	↓ - 13.3%	41	↓ - 44.6%
92081 - Vista	\$536,000	↑ + 3.1%	99.0%	↑ + 1.2%	25	↓ - 23.7%	20	↓ - 45.9%
92082 - Valley Center	\$777,500	↑ + 20.5%	96.8%	↓ - 0.1%	22	↓ - 60.0%	14	↓ - 39.1%
92083 - Vista	\$510,092	↑ + 4.3%	100.5%	↑ + 2.7%	22	↓ - 15.4%	25	↑ + 8.7%
92084 - Vista	\$679,000	↑ + 10.5%	97.3%	↑ + 1.1%	34	↓ - 21.2%	27	↓ - 15.6%
92091 - Rancho Santa Fe	\$1,670,000	↑ + 74.8%	92.7%	↓ - 2.3%	45	↓ - 50.7%	6	↓ - 14.3%
92127 - Rancho Bernardo	\$905,000	↑ + 2.3%	100.5%	↑ + 2.1%	11	↓ - 60.3%	54	↓ - 19.4%
92128 - Rancho Bernardo	\$673,000	↑ + 7.3%	100.2%	↑ + 2.8%	12	↓ - 49.2%	55	↓ - 29.5%
92129 - Rancho Penasquitos	\$805,000	↑ + 8.7%	101.1%	↑ + 2.7%	10	↓ - 52.2%	31	↓ - 22.5%
92130 - Carmel Valley	\$1,671,899	↑ + 35.4%	97.3%	↓ - 0.3%	31	↑ + 19.5%	31	↓ - 43.6%



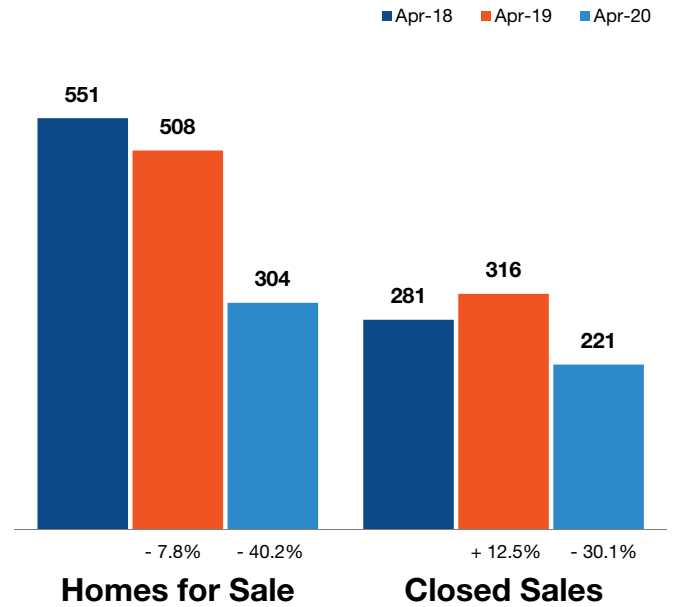
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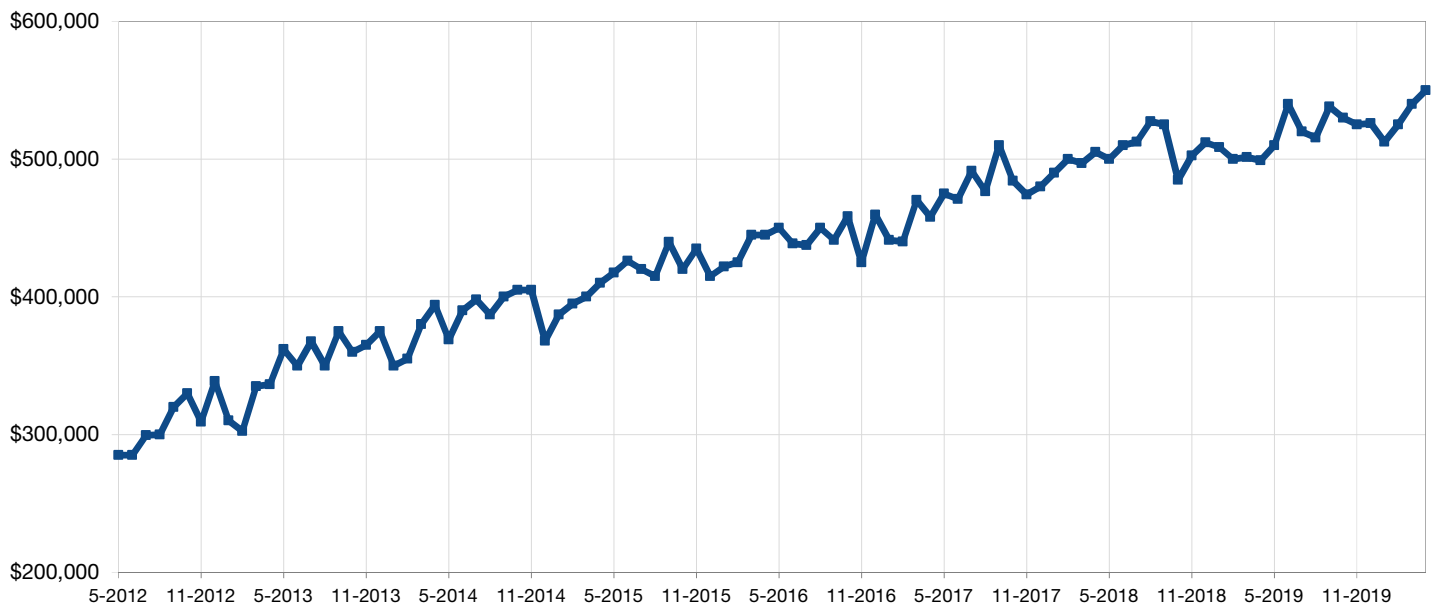
## South San Diego County

Key Metrics	Apr-20	1-Yr Chg
Median Sales Price	\$550,000	+ 10.2%
Average Sales Price	\$579,893	+ 10.6%
Pct. of Orig. Price Rec'd.	99.9%	+ 2.1%
Homes for Sale	304	- 40.2%
Closed Sales	221	- 30.1%
Months Supply	1.2	- 36.8%
Days on Market	19	- 42.4%

### 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	
	Apr-20	1-Yr Chg	Apr-20	1-Yr Chg	Apr-20	1-Yr Chg	Apr-20	1-Yr Chg
91902 - Bonita	\$775,000	↑ + 18.3%	98.5%	↑ + 2.6%	40	↓ - 4.8%	11	↓ - 52.2%
91910 - Chula Vista	\$500,000	↓ - 7.4%	101.3%	↑ + 4.1%	20	↓ - 38.8%	51	↑ + 24.4%
91911 - Chula Vista	\$540,500	↑ + 16.2%	99.6%	↑ + 1.6%	15	↓ - 38.5%	32	↓ - 28.9%
91913 - Chula Vista	\$599,998	↑ + 22.2%	100.4%	↑ + 2.5%	13	↓ - 63.0%	45	↓ - 36.6%
91914 - Chula Vista	\$806,500	↑ + 6.8%	97.7%	↓ - 3.6%	25	↓ - 14.7%	23	↓ - 17.9%
91915 - Chula Vista	\$515,000	↑ + 5.1%	100.1%	↑ + 1.4%	13	↓ - 53.4%	29	↓ - 43.1%
91932 - Imperial Beach	\$661,000	↑ + 15.0%	99.2%	↑ + 4.7%	45	↑ + 27.4%	11	↓ - 47.6%
91950 - National City	\$465,000	↑ + 9.4%	98.1%	↑ + 2.3%	12	↓ - 74.5%	12	↓ - 52.0%
92154 - Otay Mesa	\$532,000	↑ + 10.8%	100.5%	↑ + 1.6%	13	↓ - 58.0%	34	↓ - 20.9%
92173 - San Ysidro	\$499,000	↑ + 40.6%	99.4%	↑ + 2.1%	25	↓ - 31.6%	7	↓ - 36.4%