

Marketwatch Report

May 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

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San Diego County Overview

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	May-18	1-Yr Chg	May-18	1-Yr Chg	May-18	1-Yr Chg	May-18	1-Yr Chg
East San Diego County	\$499,000	↑ + 8.5%	97.9%	→ 0.0%	27	→ 0.0%	529	↓ - 0.8%
Metro San Diego County	\$605,000	↑ + 15.1%	98.4%	↓ - 0.4%	23	↑ + 4.5%	947	↓ - 15.0%
North San Diego County	\$645,000	↑ + 5.2%	98.2%	→ 0.0%	24	↓ - 7.7%	1,316	↓ - 18.1%
South San Diego County	\$500,000	↑ + 5.3%	98.6%	↓ - 0.3%	25	↓ - 7.4%	288	↓ - 10.6%
San Diego County	\$575,000	↑ + 6.5%	98.2%	↓ - 0.2%	24	↓ - 4.0%	3,122	↓ - 13.8%

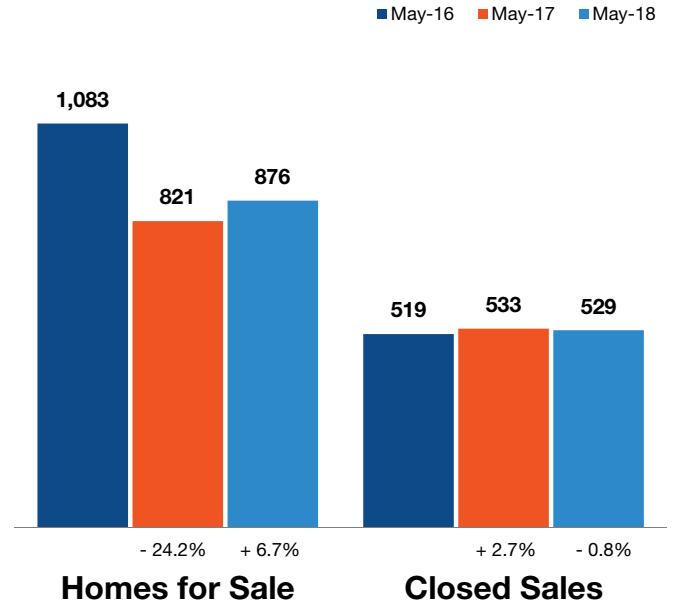
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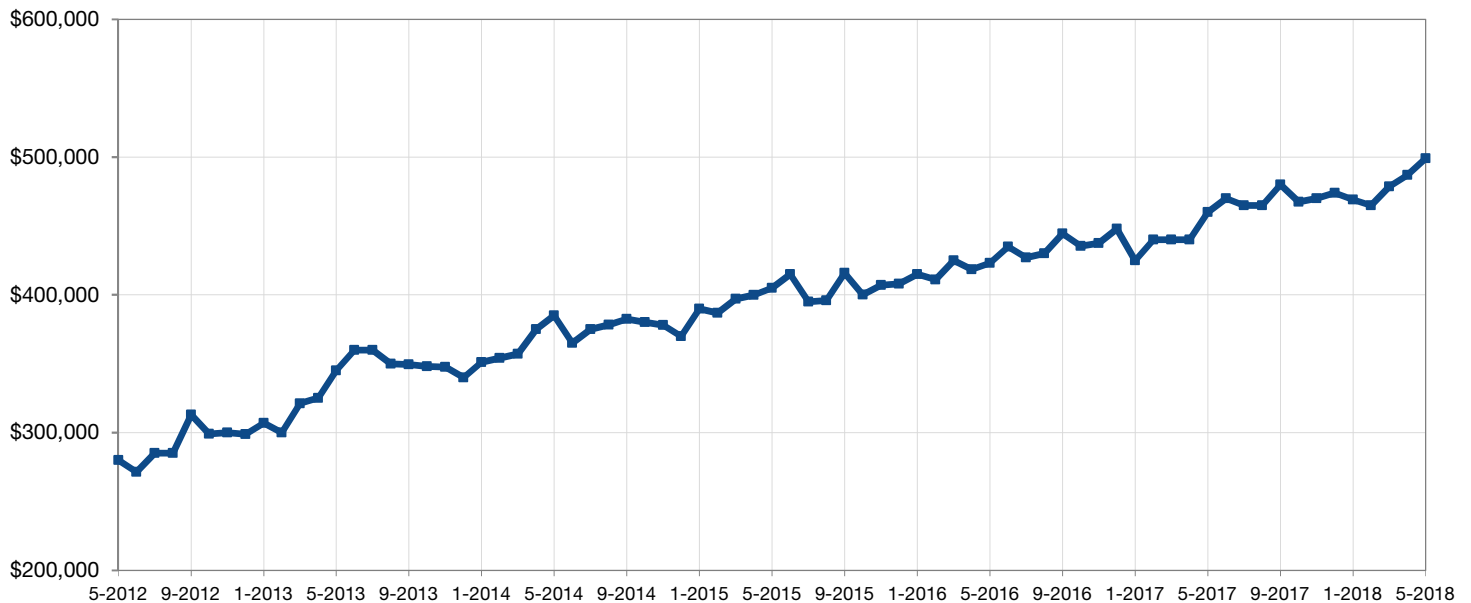
East San Diego County

Key Metrics	May-18	1-Yr Chg
Median Sales Price	\$499,000	+ 8.5%
Average Sales Price	\$510,952	+ 3.4%
Pct. of Orig. Price Rec'd.	97.9%	0.0%
Homes for Sale	876	+ 6.7%
Closed Sales	529	- 0.8%
Months Supply	1.9	+ 5.6%
Days on Market	27	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	
	May-18	1-Yr Chg	May-18	1-Yr Chg	May-18	1-Yr Chg	May-18	1-Yr Chg
91901 - Alpine	\$652,500	↑ + 9.5%	99.9%	↑ + 3.2%	14	↓ - 59.6%	18	↓ - 33.3%
91905 - Boulevard	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91906 - Campo	\$325,000	↓ - 14.2%	92.4%	↓ - 5.7%	98	↑ + 189.5%	9	↑ + 50.0%
91916 - Descanso	\$435,000	↑ + 9.0%	94.3%	↓ - 5.6%	123	↑ + 868.4%	3	→ 0.0%
91917 - Dulzura	\$0	--	0.0%	--	0	--	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	\$620,000	↑ + 4.7%	97.3%	↓ - 1.9%	38	↑ + 25.0%	17	↑ + 70.0%
91941 - La Mesa	\$619,000	↑ + 1.5%	97.8%	↑ + 1.0%	23	↓ - 13.4%	39	↓ - 20.4%
91942 - La Mesa	\$509,900	↑ + 13.7%	97.9%	↓ - 1.9%	20	↑ + 25.7%	45	↓ - 4.3%
91945 - Lemon Grove	\$462,000	↑ + 11.0%	98.8%	↑ + 0.4%	16	↓ - 32.8%	31	↑ + 24.0%
91948 - Mount Laguna	\$140,000	↑ + 32.1%	100.0%	↑ + 17.9%	6	↓ - 98.9%	1	→ 0.0%
91962 - Pine Valley	\$95,000	↓ - 79.1%	86.4%	↓ - 8.1%	8	↓ - 69.6%	1	↓ - 66.7%
91963 - Potrero	\$315,000	--	101.6%	--	5	--	1	--
91977 - Spring Valley	\$453,950	↑ + 8.1%	98.8%	↑ + 0.1%	26	↓ - 3.1%	50	↓ - 19.4%
91978 - Spring Valley	\$596,500	↑ + 39.0%	99.6%	↑ + 0.3%	11	↓ - 64.0%	6	↓ - 33.3%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$186,500	↓ - 20.6%	90.8%	↑ + 3.1%	123	↑ + 18.8%	11	↑ + 10.0%
92019 - El Cajon	\$477,500	↓ - 4.5%	97.8%	↓ - 0.9%	31	↑ + 31.6%	44	↓ - 12.0%
92020 - El Cajon	\$485,000	→ 0.0%	97.1%	↓ - 0.6%	29	↑ + 54.8%	53	→ 0.0%
92021 - El Cajon	\$453,500	↑ + 6.7%	98.2%	↓ - 1.1%	21	↑ + 15.9%	38	↓ - 15.6%
92036 - Julian	\$428,500	↑ + 47.1%	92.8%	↓ - 5.5%	50	↑ + 75.4%	4	↓ - 50.0%
92040 - Lakeside	\$539,950	↑ + 12.5%	96.4%	↓ - 1.9%	18	↓ - 15.1%	50	↑ + 11.1%
92066 - Ranchita	\$220,000	↓ - 36.7%	91.7%	↑ + 5.3%	66	--	1	→ 0.0%
92070 - Santa Ysabel	\$725,000	↓ - 63.8%	100.0%	↑ + 17.6%	191	↑ + 54.8%	1	↓ - 80.0%
92071 - Santee	\$520,000	↑ + 11.8%	99.6%	↑ + 1.1%	22	↑ + 18.9%	106	↑ + 51.4%
92086 - Warner Springs	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%

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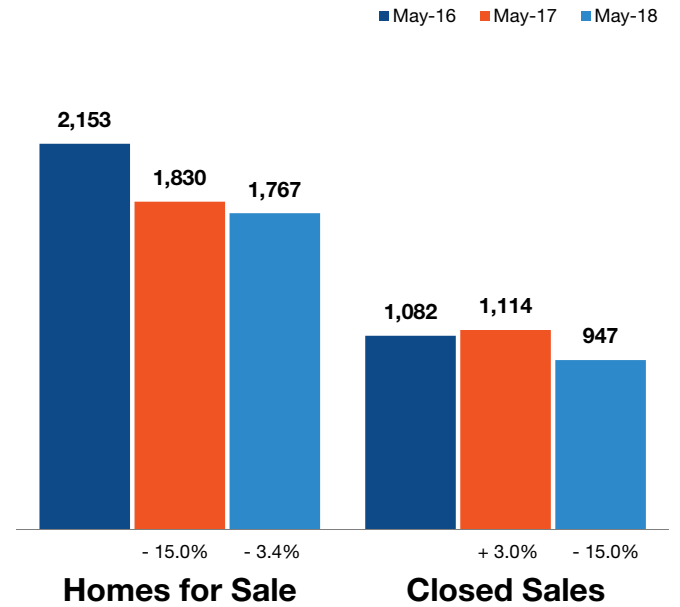
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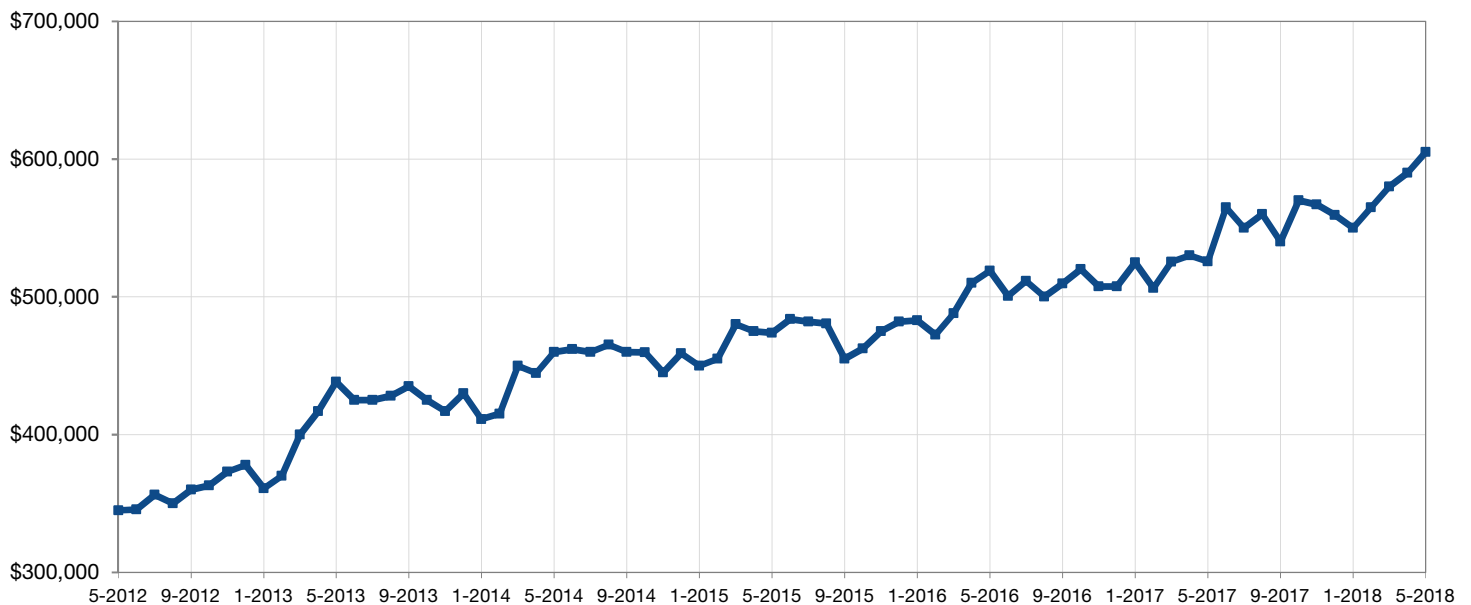
Metro San Diego County

Key Metrics	May-18	1-Yr Chg
Median Sales Price	\$605,000	+ 15.1%
Average Sales Price	\$775,431	+ 14.9%
Pct. of Orig. Price Rec'd.	98.4%	- 0.4%
Homes for Sale	1,767	- 3.4%
Closed Sales	947	- 15.0%
Months Supply	1.9	0.0%
Days on Market	23	+ 4.5%

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	
	May-18	1-Yr Chg	May-18	1-Yr Chg	May-18	1-Yr Chg	May-18	1-Yr Chg
92037 - La Jolla	\$1,305,000	↑ + 19.8%	96.6%	↑ + 0.2%	41	↑ + 27.1%	74	→ 0.0%
92101 - San Diego Downtown	\$545,000	↑ + 4.9%	97.1%	↓ - 1.1%	30	↑ + 9.2%	65	↓ - 30.9%
92102 - San Diego Golden Hill	\$500,000	↑ + 25.0%	98.6%	↓ - 1.7%	13	↓ - 60.8%	16	↓ - 38.5%
92103 - Mission Hills-Hillcrest-Midtown	\$620,000	↓ - 3.2%	97.2%	↑ + 0.0%	30	↓ - 7.6%	44	↓ - 12.0%
92104 - North Park	\$687,000	↑ + 57.9%	99.1%	↑ + 0.2%	14	↑ + 4.3%	46	↓ - 22.0%
92105 - East San Diego	\$370,000	↓ - 1.0%	97.4%	↑ + 0.4%	25	↑ + 36.1%	33	↑ + 3.1%
92106 - Point Loma	\$1,046,250	↑ + 25.3%	95.5%	↓ - 4.1%	27	↓ - 34.3%	30	↑ + 50.0%
92107 - Ocean Beach	\$807,500	↑ + 4.7%	95.8%	↓ - 2.6%	23	↓ - 1.9%	22	↑ + 83.3%
92108 - Mission Valley	\$388,000	↑ + 4.9%	99.6%	↓ - 0.0%	16	↓ - 3.9%	40	↓ - 20.0%
92109 - Pacific Beach	\$896,000	↑ + 9.3%	97.7%	↓ - 0.1%	37	↑ + 64.8%	48	↓ - 17.2%
92110 - Old Town	\$510,000	↑ + 18.9%	97.1%	↓ - 2.8%	23	↑ + 34.3%	25	↓ - 19.4%
92111 - Linda Vista	\$589,500	↑ + 17.1%	99.4%	↑ + 0.1%	11	↓ - 7.5%	40	↓ - 28.6%
92113 - Logan Heights	\$420,000	↑ + 20.0%	98.4%	↑ + 0.1%	16	↓ - 47.1%	7	↓ - 56.3%
92114 - Encanto	\$436,000	↑ + 2.6%	99.3%	↓ - 0.7%	22	↓ - 22.5%	41	↓ - 19.6%
92115 - San Diego	\$438,750	↓ - 11.4%	98.8%	↑ + 0.6%	17	↓ - 12.0%	44	↓ - 27.9%
92116 - Normal Heights	\$505,000	↓ - 9.8%	99.2%	↓ - 0.3%	14	↓ - 40.0%	29	↓ - 21.6%
92117 - Clairemont Mesa	\$665,000	↑ + 9.9%	99.1%	↓ - 1.8%	12	↑ + 4.8%	57	↑ + 11.8%
92118 - Coronado	\$1,528,000	↓ - 0.7%	95.3%	↑ + 1.0%	66	↑ + 12.3%	33	↑ + 22.2%
92119 - San Carlos	\$550,000	↑ + 68.2%	99.6%	↑ + 1.1%	16	↑ + 27.1%	33	↓ - 2.9%
92120 - Del Cerro	\$573,000	↓ - 5.6%	99.4%	↑ + 0.7%	17	↓ - 44.4%	27	↓ - 6.9%
92121 - Sorrento Valley	\$885,000	↑ + 40.0%	100.6%	↓ - 1.6%	15	↑ + 120.4%	7	↑ + 133.3%
92122 - University City	\$569,944	↑ + 18.4%	100.1%	↑ + 1.5%	13	↓ - 35.8%	32	↓ - 20.0%
92123 - Mission Valley	\$565,000	↑ + 2.7%	97.1%	↓ - 3.6%	21	↑ + 218.0%	13	↓ - 61.8%
92124 - Tierrasanta	\$612,500	↓ - 1.7%	99.3%	↓ - 0.1%	14	↓ - 32.9%	28	↓ - 22.2%
92126 - Mira Mesa	\$575,000	↑ + 11.4%	100.9%	↓ - 0.0%	12	↑ + 2.1%	51	↓ - 22.7%
92131 - Scripps Miramar	\$785,000	↓ - 7.7%	98.7%	↓ - 0.6%	18	↑ + 69.7%	36	↓ - 14.3%
92139 - Paradise Hills	\$419,000	↑ + 6.6%	100.0%	↑ + 0.8%	22	↓ - 17.3%	26	↑ + 4.0%

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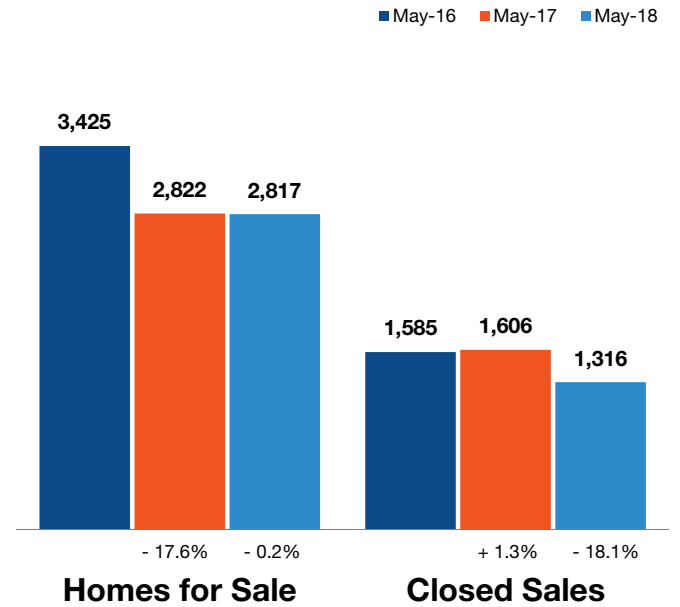
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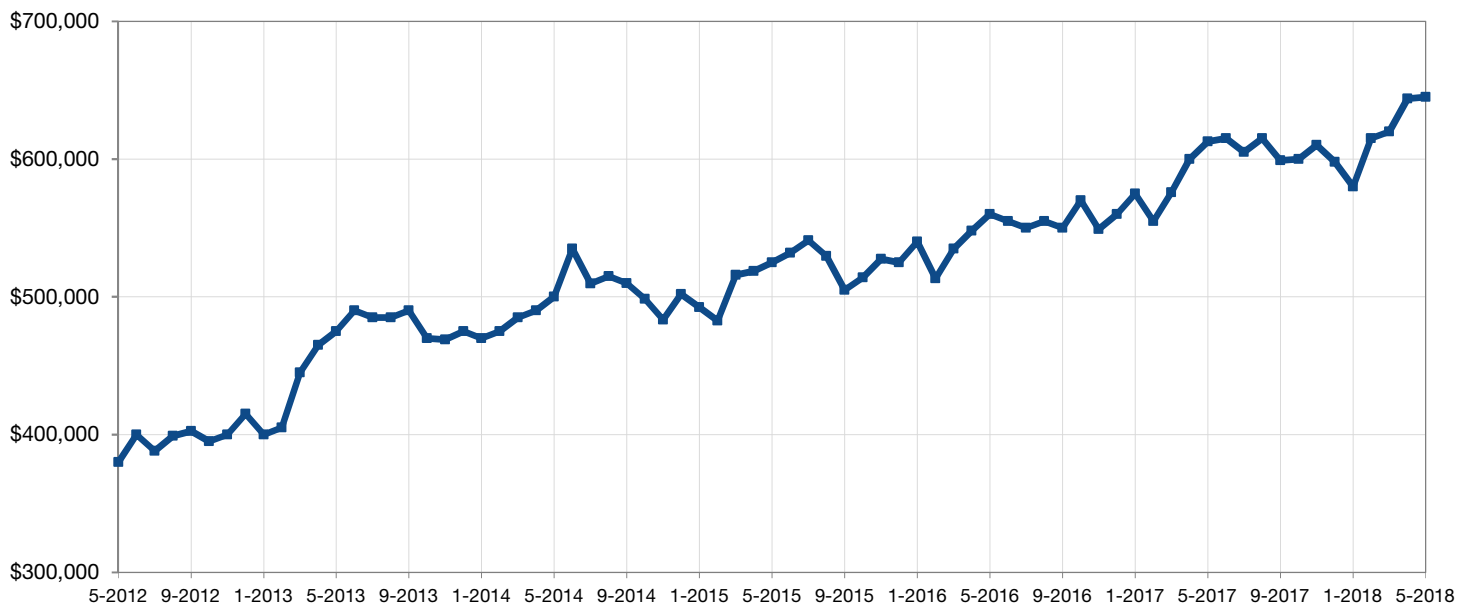
North San Diego County

Key Metrics	May-18	1-Yr Chg
Median Sales Price	\$645,000	+ 5.2%
Average Sales Price	\$813,928	+ 6.8%
Pct. of Orig. Price Rec'd.	98.2%	0.0%
Homes for Sale	2,817	- 0.2%
Closed Sales	1,316	- 18.1%
Months Supply	2.3	+ 9.5%
Days on Market	24	- 7.7%

Market Activity



Historical Median Sales Price for North San Diego County



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	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	May-18	1-Yr Chg	May-18	1-Yr Chg	May-18	1-Yr Chg	May-18	1-Yr Chg
92003 - Bonsall	\$575,000	↑ + 32.9%	97.5%	↑ + 1.3%	82	↑ + 51.1%	3	↓ - 70.0%
92007 - Cardiff	\$895,750	↓ - 30.4%	95.7%	↓ - 1.4%	20	↓ - 19.9%	8	↓ - 52.9%
92008 - Carlsbad	\$899,500	↑ + 9.7%	95.8%	↓ - 2.4%	46	↑ + 88.9%	32	↓ - 8.6%
92009 - Carlsbad	\$857,500	↓ - 2.0%	98.7%	↑ + 1.2%	19	↓ - 27.0%	56	↓ - 41.1%
92010 - Carlsbad	\$682,500	↓ - 12.5%	99.6%	↓ - 0.7%	13	↓ - 19.4%	26	↓ - 16.1%
92011 - Carlsbad	\$951,500	↑ + 8.1%	98.2%	↓ - 0.3%	23	↓ - 9.7%	19	↓ - 45.7%
92014 - Del Mar	\$1,737,000	↑ + 2.9%	94.6%	↑ + 2.6%	33	↓ - 35.1%	25	↑ + 8.7%
92024 - Encinitas	\$1,000,000	↑ + 3.6%	98.3%	↑ + 1.9%	20	↓ - 26.3%	71	↓ - 2.7%
92025 - Escondido	\$506,000	↓ - 0.0%	97.6%	↑ + 0.3%	29	↑ + 30.4%	41	↓ - 6.8%
92026 - Escondido	\$527,500	↑ + 11.1%	97.0%	↓ - 1.4%	27	↑ + 15.1%	63	↓ - 8.7%
92027 - Escondido	\$495,000	↓ - 2.0%	98.5%	↓ - 0.1%	15	↓ - 41.9%	53	↑ + 15.2%
92028 - Fallbrook	\$565,000	↑ + 2.7%	97.4%	↓ - 0.2%	35	↓ - 3.3%	53	↓ - 25.4%
92029 - Escondido	\$677,500	↓ - 7.8%	97.7%	↑ + 0.3%	27	↓ - 19.2%	22	↓ - 24.1%
92054 - Oceanside	\$599,500	↓ - 3.4%	97.9%	↑ + 0.5%	28	↑ + 0.6%	30	↓ - 40.0%
92056 - Oceanside	\$588,750	↑ + 9.4%	98.3%	↓ - 0.9%	21	↑ + 14.4%	62	↓ - 20.5%
92057 - Oceanside	\$487,500	↑ + 8.3%	99.2%	↑ + 0.4%	17	↑ + 1.0%	94	↑ + 22.1%
92058 - Oceanside	\$388,250	↓ - 10.0%	99.1%	↑ + 1.2%	24	↓ - 16.5%	14	↓ - 46.2%
92059 - Pala	\$0	--	0.0%	--	0	--	0	--
92061 - Pauma Valley	\$525,000	↑ + 18.7%	95.1%	↑ + 0.9%	56	↓ - 54.8%	9	↑ + 125.0%
92064 - Poway	\$799,500	↑ + 10.3%	98.9%	↑ + 1.1%	21	↓ - 21.4%	50	↓ - 25.4%
92065 - Ramona	\$552,000	↑ + 7.2%	97.0%	↓ - 0.2%	31	↓ - 22.0%	48	↓ - 22.6%
92067 - Rancho Santa Fe	\$2,200,000	↓ - 6.4%	98.2%	↑ + 6.0%	66	↓ - 13.4%	13	↓ - 27.8%
92069 - San Marcos	\$550,000	↑ + 8.1%	99.2%	↑ + 1.4%	14	↓ - 12.9%	37	↓ - 17.8%
92075 - Solana Beach	\$1,195,000	↑ + 11.7%	95.4%	↓ - 1.3%	48	↑ + 26.7%	18	↓ - 41.9%
92078 - San Marcos	\$695,000	↑ + 20.9%	98.3%	↓ - 0.3%	18	↑ + 4.5%	51	↓ - 41.4%
92081 - Vista	\$568,000	↑ + 4.2%	98.1%	↓ - 1.1%	12	↓ - 28.9%	35	↑ + 6.1%
92082 - Valley Center	\$730,000	↑ + 16.6%	94.7%	↓ - 4.8%	72	↑ + 107.6%	20	↓ - 9.1%
92083 - Vista	\$486,250	↑ + 17.9%	98.8%	↑ + 0.6%	27	↓ - 8.7%	22	↓ - 26.7%
92084 - Vista	\$530,000	↓ - 4.4%	98.4%	↑ + 0.1%	26	↓ - 31.7%	35	↓ - 28.6%
92091 - Rancho Santa Fe	\$985,000	↑ + 3.7%	94.6%	↓ - 1.3%	27	↓ - 54.2%	7	→ 0.0%
92127 - Rancho Bernardo	\$860,000	↓ - 5.3%	99.0%	↓ - 0.4%	25	↑ + 13.4%	69	↓ - 28.1%
92128 - Rancho Bernardo	\$600,000	↑ + 7.1%	98.6%	↓ - 0.8%	17	↑ + 47.3%	94	↓ - 3.1%
92129 - Rancho Penasquitos	\$738,000	↑ + 2.8%	100.3%	↓ - 0.2%	14	↑ + 36.6%	54	↓ - 5.3%
92130 - Carmel Valley	\$1,125,500	↑ + 12.1%	98.6%	↓ - 0.1%	18	↓ - 31.5%	82	↓ - 10.9%

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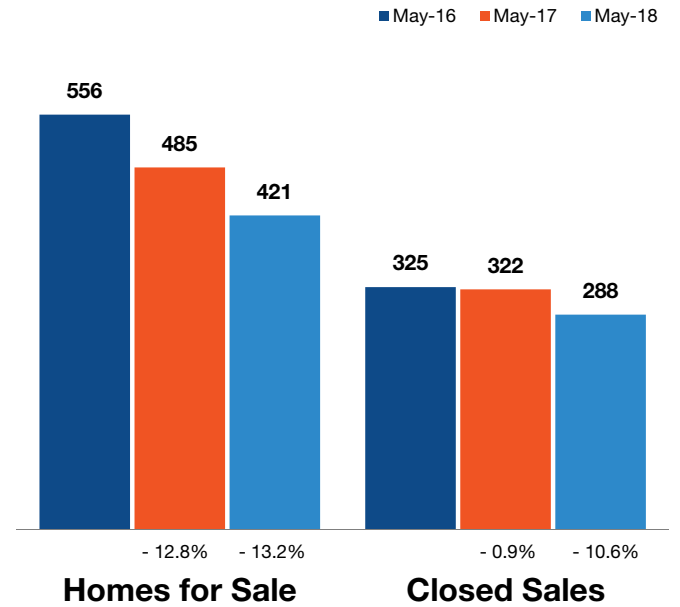
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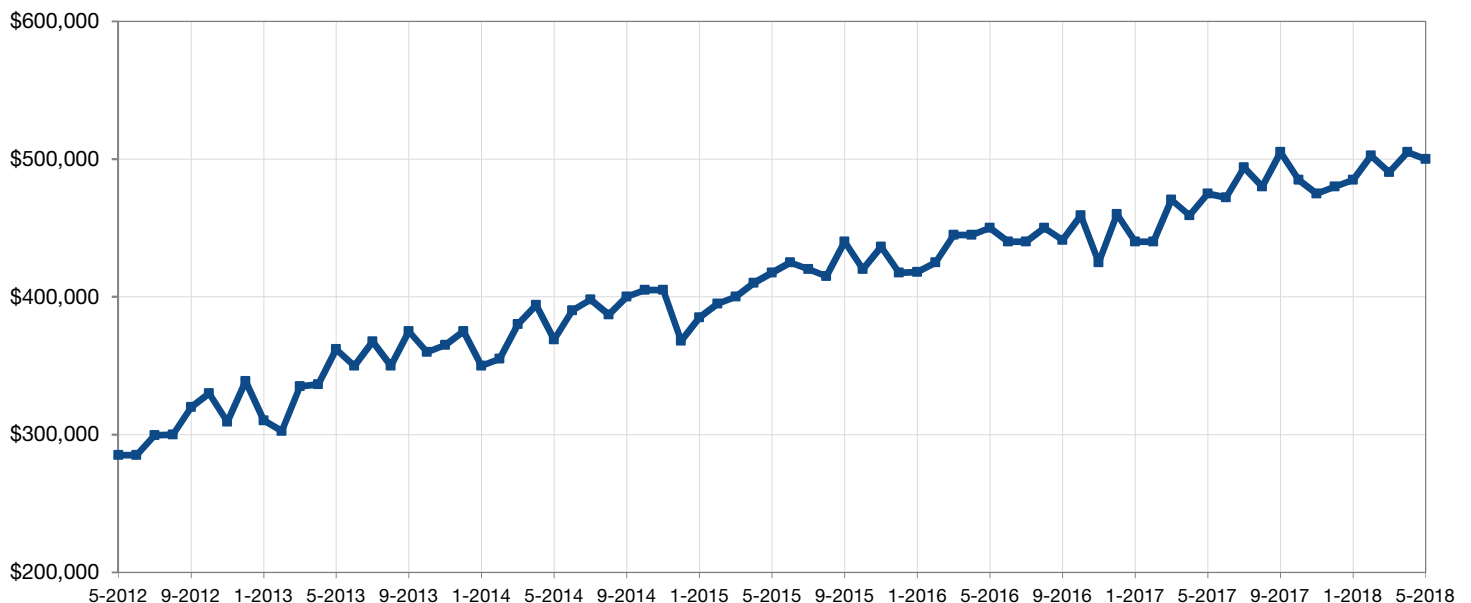
South San Diego County

Key Metrics	May-18	1-Yr Chg
Median Sales Price	\$500,000	+ 5.3%
Average Sales Price	\$521,349	+ 6.3%
Pct. of Orig. Price Rec'd.	98.6%	- 0.3%
Homes for Sale	421	- 13.2%
Closed Sales	288	- 10.6%
Months Supply	1.5	- 11.8%
Days on Market	25	- 7.4%

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	
	May-18	1-Yr Chg	May-18	1-Yr Chg	May-18	1-Yr Chg	May-18	1-Yr Chg
91902 - Bonita	\$765,375	↑ + 21.5%	100.7%	↑ + 2.9%	22	↓ - 9.7%	13	↓ - 35.0%
91910 - Chula Vista	\$465,625	↑ + 2.9%	98.9%	↑ + 0.9%	22	↓ - 16.2%	44	↓ - 27.9%
91911 - Chula Vista	\$474,000	↑ + 11.0%	98.0%	↓ - 0.7%	26	↑ + 38.9%	44	↓ - 10.2%
91913 - Chula Vista	\$535,000	↑ + 7.0%	99.3%	↑ + 0.1%	25	↓ - 7.9%	75	↑ + 2.7%
91914 - Chula Vista	\$617,000	↓ - 0.5%	98.1%	↓ - 0.9%	26	↓ - 5.8%	15	↓ - 37.5%
91915 - Chula Vista	\$502,500	↓ - 1.9%	99.2%	↓ - 0.7%	20	↓ - 45.9%	44	↓ - 12.0%
91932 - Imperial Beach	\$578,500	↑ + 1.5%	95.1%	↓ - 2.6%	39	↑ + 132.1%	24	↑ + 41.2%
91950 - National City	\$412,000	↑ + 4.3%	98.1%	↓ - 1.7%	26	↓ - 34.1%	22	↑ + 10.0%
92154 - Otay Mesa	\$460,000	↑ + 9.8%	99.2%	↑ + 1.2%	15	↓ - 49.1%	41	↓ - 8.9%
92173 - San Ysidro	\$330,000	↓ - 7.0%	99.4%	↑ + 0.2%	13	↓ - 23.0%	7	↓ - 12.5%