

Marketwatch Report

December 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	
	Dec-18	1-Yr Chg	Dec-18	1-Yr Chg	Dec-18	1-Yr Chg	Dec-18	1-Yr Chg
East San Diego County	\$499,500	↑ + 5.6%	96.0%	↓ - 0.8%	35	↑ + 16.7%	344	↓ - 17.1%
Metro San Diego County	\$585,000	↑ + 4.6%	95.5%	↓ - 2.3%	38	↑ + 22.6%	625	↓ - 22.8%
North San Diego County	\$642,500	↑ + 7.4%	95.7%	↓ - 1.7%	43	↑ + 30.3%	792	↓ - 28.7%
South San Diego County	\$509,000	↑ + 6.0%	97.4%	→ 0.0%	34	↑ + 13.3%	163	↓ - 35.1%
San Diego County	\$568,000	↑ + 5.2%	95.9%	↓ - 1.5%	39	↑ + 25.8%	1,951	↓ - 25.5%

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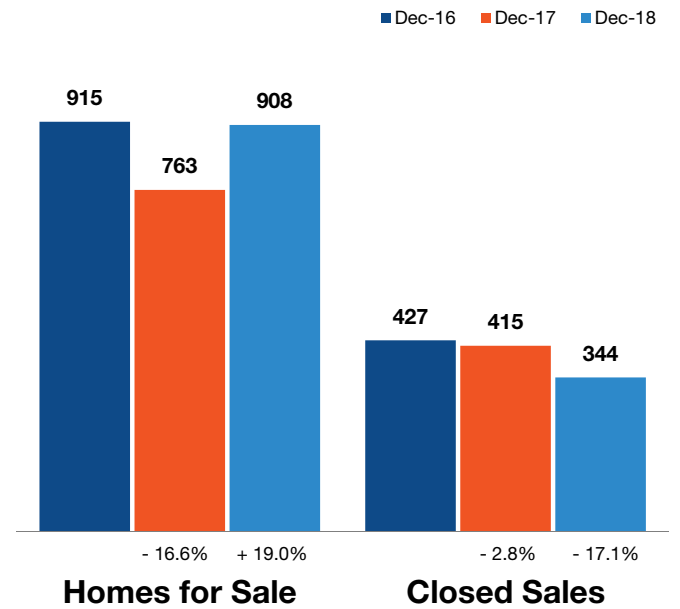
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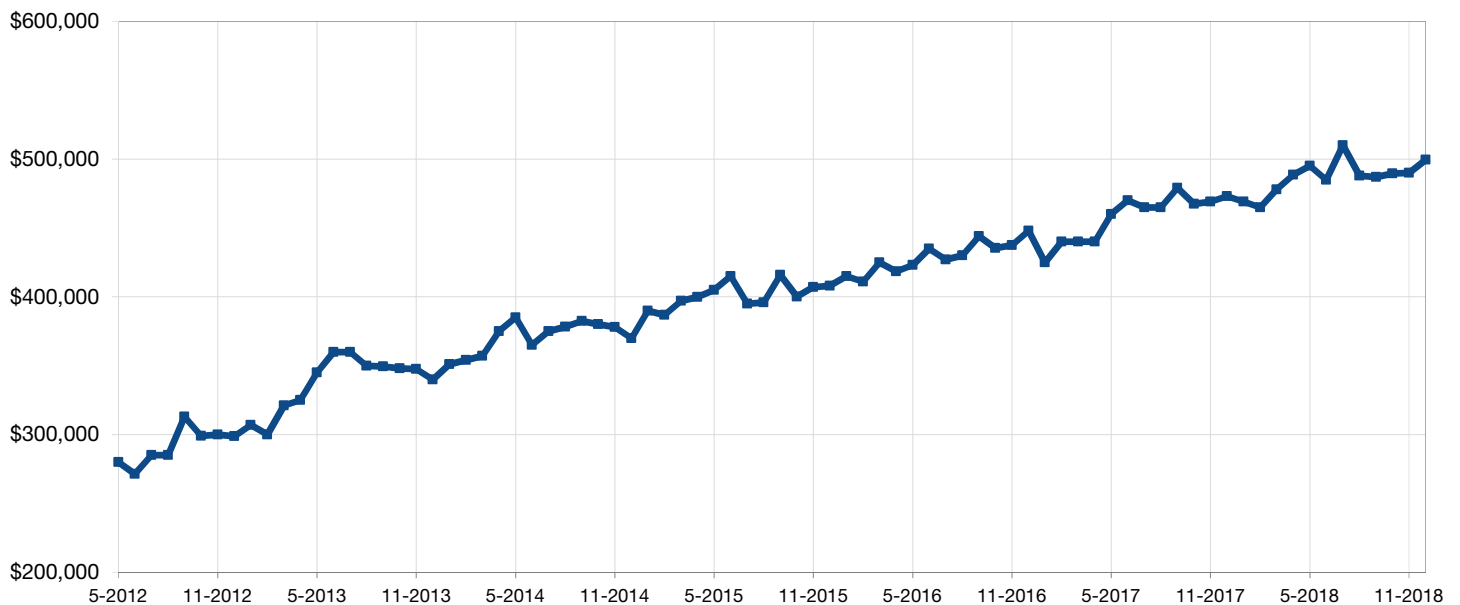
East San Diego County

Key Metrics	Dec-18	1-Yr Chg
Median Sales Price	\$499,500	+ 5.6%
Average Sales Price	\$508,536	+ 4.0%
Pct. of Orig. Price Rec'd.	96.0%	- 0.8%
Homes for Sale	908	+ 19.0%
Closed Sales	344	- 17.1%
Months Supply	2.0	+ 17.6%
Days on Market	35	+ 16.7%

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	
	Dec-18	1-Yr Chg	Dec-18	1-Yr Chg	Dec-18	1-Yr Chg	Dec-18	1-Yr Chg
91901 - Alpine	\$572,500	↓ - 4.6%	94.2%	↓ - 1.1%	43	↓ - 17.1%	12	↓ - 20.0%
91905 - Boulevard	\$275,000	↑ + 22.2%	68.8%	↓ - 31.2%	105	↑ + 1,212.5%	1	→ 0.0%
91906 - Campo	\$367,000	↑ + 24.8%	92.6%	↑ + 3.4%	46	↑ + 2.8%	2	↓ - 50.0%
91916 - Descanso	\$560,000	↑ + 33.3%	92.6%	↑ + 4.2%	31	↓ - 70.1%	2	↓ - 50.0%
91917 - Dulzura	\$410,000	↓ - 25.3%	102.8%	↑ + 2.8%	11	↓ - 70.3%	1	→ 0.0%
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$0	--	0.0%	--	0	--	0	--
91935 - Jamul	\$635,000	↑ + 11.4%	94.6%	↓ - 3.4%	62	↑ + 280.7%	9	↑ + 28.6%
91941 - La Mesa	\$627,500	↓ - 2.1%	95.6%	↓ - 1.7%	35	↑ + 43.8%	32	↓ - 15.8%
91942 - La Mesa	\$505,000	↑ + 12.8%	92.9%	↓ - 3.9%	33	↑ + 15.6%	18	↓ - 57.1%
91945 - Lemon Grove	\$465,000	↑ + 6.9%	96.6%	↓ - 2.8%	25	↑ + 10.2%	21	↑ + 50.0%
91948 - Mount Laguna	\$79,000	↓ - 38.8%	92.9%	↓ - 2.7%	15	↑ + 15.4%	1	→ 0.0%
91962 - Pine Valley	\$430,000	↑ + 273.9%	97.9%	↑ + 2.1%	5	↓ - 96.2%	1	→ 0.0%
91963 - Potrero	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91977 - Spring Valley	\$468,500	↑ + 10.5%	96.8%	↓ - 0.9%	31	↑ + 23.0%	44	→ 0.0%
91978 - Spring Valley	\$466,750	↓ - 10.2%	96.6%	↓ - 1.9%	18	↓ - 32.6%	10	↑ + 42.9%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$217,000	↓ - 12.9%	94.1%	↑ + 3.8%	115	↑ + 105.3%	7	↓ - 22.2%
92019 - El Cajon	\$568,000	↑ + 13.6%	96.3%	↑ + 0.8%	39	↑ + 25.6%	40	↑ + 2.6%
92020 - El Cajon	\$525,000	↑ + 7.9%	97.5%	↑ + 1.9%	18	↓ - 32.2%	27	↓ - 22.9%
92021 - El Cajon	\$499,500	↑ + 13.8%	96.2%	↓ - 1.8%	30	↑ + 13.8%	40	→ 0.0%
92036 - Julian	\$358,000	↑ + 2.4%	94.2%	↑ + 1.0%	79	↑ + 32.6%	3	↓ - 50.0%
92040 - Lakeside	\$505,000	↓ - 0.1%	94.7%	↓ - 1.4%	37	↓ - 7.0%	20	↓ - 50.0%
92066 - Ranchita	\$0	--	0.0%	--	0	--	0	--
92070 - Santa Ysabel	\$0	--	0.0%	--	0	--	0	--
92071 - Santee	\$510,000	↑ + 6.7%	97.8%	↓ - 0.6%	30	↑ + 55.0%	51	↓ - 22.7%
92086 - Warner Springs	\$375,500	--	93.5%	--	134	--	2	--

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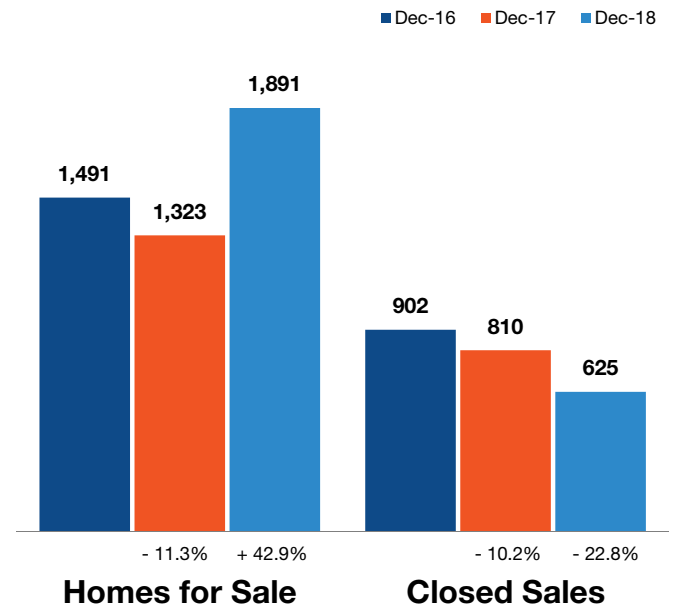
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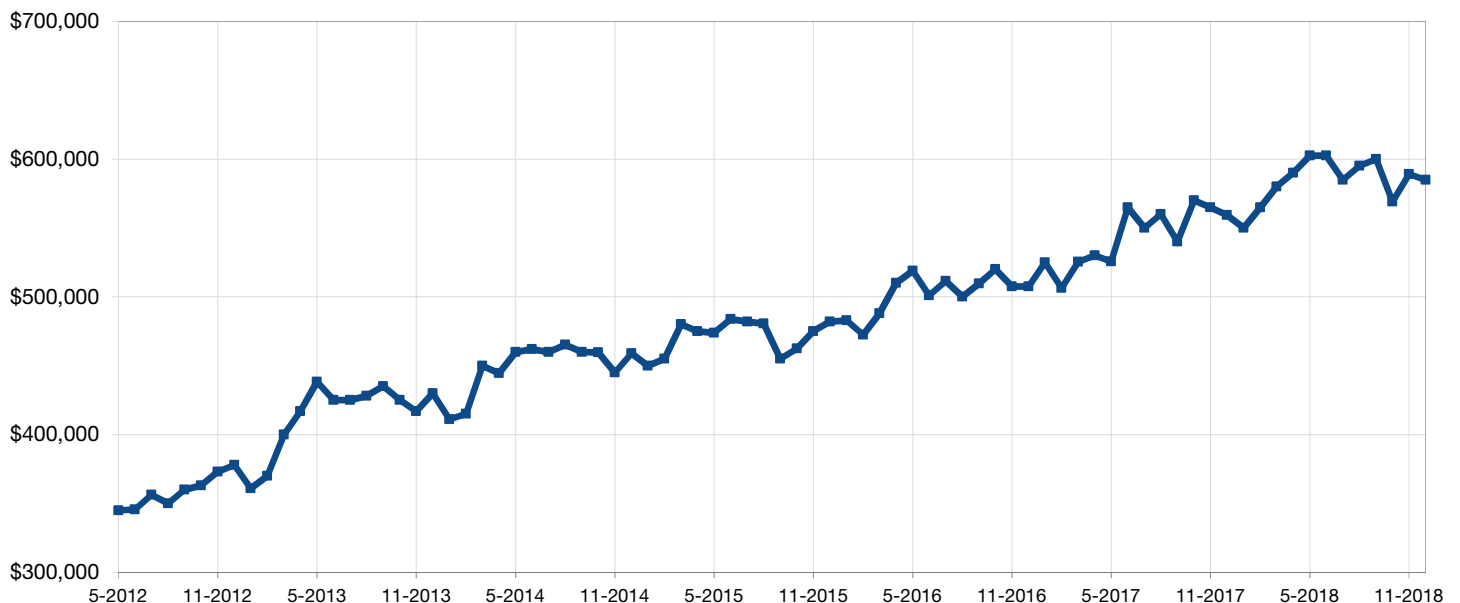
Metro San Diego County

Key Metrics	Dec-18	1-Yr Chg
Median Sales Price	\$585,000	+ 4.6%
Average Sales Price	\$757,867	+ 5.0%
Pct. of Orig. Price Rec'd.	95.5%	- 2.3%
Homes for Sale	1,891	+ 42.9%
Closed Sales	625	- 22.8%
Months Supply	2.2	+ 57.1%
Days on Market	38	+ 22.6%

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	
	Dec-18	1-Yr Chg	Dec-18	1-Yr Chg	Dec-18	1-Yr Chg	Dec-18	1-Yr Chg
92037 - La Jolla	\$1,610,000	↓ - 1.8%	93.1%	↓ - 2.0%	53	↓ - 4.8%	40	↓ - 2.4%
92101 - San Diego Downtown	\$550,000	↓ - 6.0%	94.6%	↓ - 1.5%	55	↑ + 49.7%	42	↓ - 44.7%
92102 - San Diego Golden Hill	\$388,000	↓ - 13.3%	96.3%	↓ - 2.0%	25	↑ + 6.3%	13	↓ - 40.9%
92103 - Mission Hills-Hillcrest-Midtown	\$707,500	↑ + 12.3%	94.9%	↓ - 2.5%	46	↑ + 8.6%	32	↑ + 3.2%
92104 - North Park	\$566,250	↓ - 3.4%	95.8%	↓ - 1.0%	39	↑ + 11.9%	18	↓ - 48.6%
92105 - East San Diego	\$430,000	↑ + 5.7%	94.2%	↓ - 4.9%	28	↓ - 30.3%	19	↓ - 38.7%
92106 - Point Loma	\$871,000	↓ - 6.8%	91.8%	↓ - 3.5%	62	↑ + 59.2%	14	↓ - 39.1%
92107 - Ocean Beach	\$665,000	↓ - 13.1%	97.5%	↓ - 1.4%	25	↑ + 91.5%	15	↓ - 21.1%
92108 - Mission Valley	\$464,000	↑ + 22.4%	97.2%	↓ - 0.9%	39	↑ + 137.7%	31	↑ + 3.3%
92109 - Pacific Beach	\$862,221	↑ + 12.8%	94.3%	↓ - 2.3%	42	↓ - 6.2%	36	↓ - 10.0%
92110 - Old Town	\$450,000	↓ - 7.5%	96.2%	↓ - 3.1%	27	↑ + 45.3%	25	↓ - 3.8%
92111 - Linda Vista	\$605,000	↑ + 2.9%	94.7%	↓ - 6.3%	35	↑ + 153.0%	21	↓ - 36.4%
92113 - Logan Heights	\$410,000	↑ + 13.6%	93.2%	↓ - 4.6%	45	↑ + 61.2%	8	↓ - 38.5%
92114 - Encanto	\$440,000	↑ + 0.2%	99.3%	↑ + 1.6%	23	↓ - 31.0%	37	↑ + 5.7%
92115 - San Diego	\$528,000	↑ + 13.5%	97.4%	↓ - 0.2%	22	↓ - 21.5%	30	↓ - 30.2%
92116 - Normal Heights	\$606,750	↑ + 3.9%	94.4%	↓ - 1.8%	37	↑ + 36.1%	26	↑ + 18.2%
92117 - Clairemont Mesa	\$606,500	↓ - 6.5%	95.6%	↓ - 2.5%	30	↑ + 62.3%	38	↓ - 2.6%
92118 - Coronado	\$1,500,000	↓ - 0.7%	90.1%	↓ - 4.1%	94	↓ - 10.3%	13	→ 0.0%
92119 - San Carlos	\$617,500	↑ + 8.5%	93.6%	↓ - 3.8%	32	↑ + 9.6%	14	↓ - 62.2%
92120 - Del Cerro	\$575,000	↑ + 7.5%	95.8%	↓ - 2.5%	29	↑ + 47.4%	31	↓ - 20.5%
92121 - Sorrento Valley	\$761,000	↓ - 19.9%	99.0%	↑ + 0.9%	10	↓ - 78.2%	4	↑ + 300.0%
92122 - University City	\$650,000	↓ - 6.5%	96.6%	↓ - 0.9%	28	↓ - 18.2%	19	↓ - 24.0%
92123 - Mission Valley	\$610,000	↑ + 13.1%	97.0%	↓ - 0.7%	33	↑ + 78.3%	15	↓ - 53.1%
92124 - Tierrasanta	\$585,000	↑ + 14.1%	96.8%	↓ - 3.0%	32	↑ + 33.3%	13	↑ + 116.7%
92126 - Mira Mesa	\$575,000	↑ + 2.7%	96.0%	↓ - 4.3%	32	↑ + 52.3%	37	↓ - 22.9%
92131 - Scripps Miramar	\$885,000	↑ + 5.4%	95.3%	↓ - 4.3%	42	↑ + 139.4%	23	↓ - 14.8%
92139 - Paradise Hills	\$405,000	↓ - 5.8%	98.6%	↓ - 0.8%	46	↑ + 22.3%	11	↓ - 52.2%

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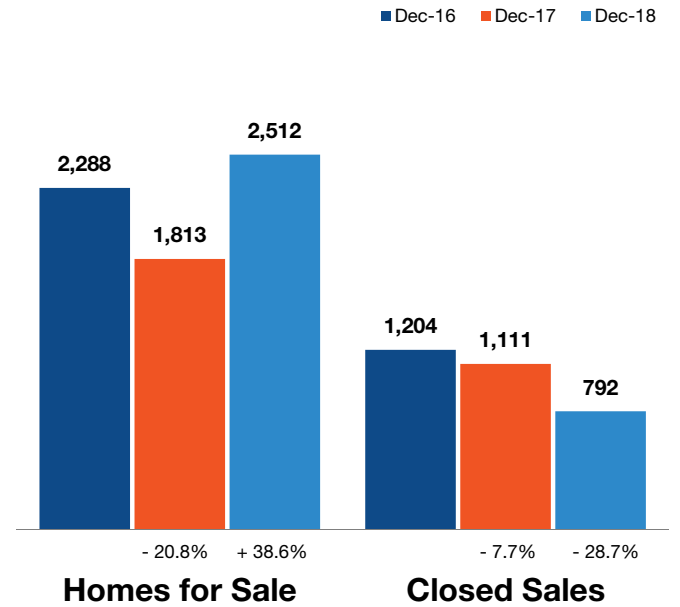
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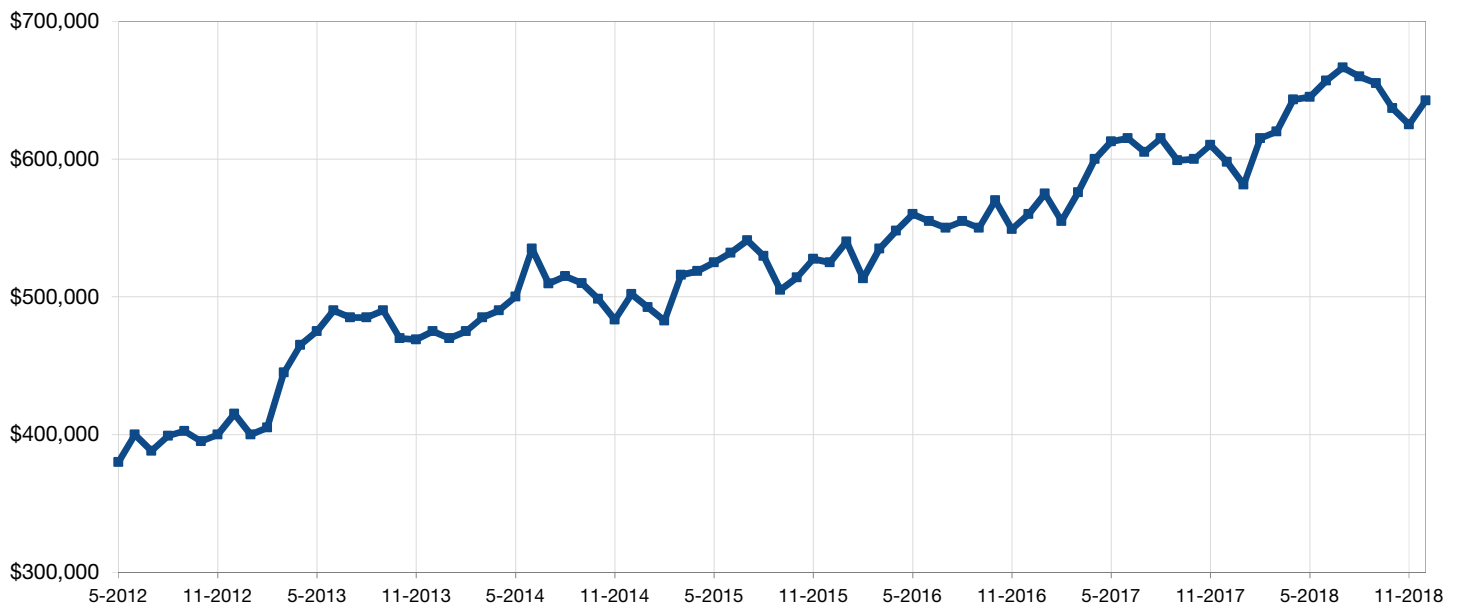
North San Diego County

Key Metrics	Dec-18	1-Yr Chg
Median Sales Price	\$642,500	+ 7.4%
Average Sales Price	\$860,793	+ 11.3%
Pct. of Orig. Price Rec'd.	95.7%	- 1.7%
Homes for Sale	2,512	+ 38.6%
Closed Sales	792	- 28.7%
Months Supply	2.2	+ 57.1%
Days on Market	43	+ 30.3%

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	
	Dec-18	1-Yr Chg	Dec-18	1-Yr Chg	Dec-18	1-Yr Chg	Dec-18	1-Yr Chg
92003 - Bonsall	\$542,500	↓ - 14.7%	98.9%	↑ + 1.3%	63	↑ + 11.8%	6	→ 0.0%
92007 - Cardiff	\$1,770,000	↑ + 41.6%	92.1%	↓ - 2.9%	31	↑ + 36.4%	15	↑ + 114.3%
92008 - Carlsbad	\$815,000	↓ - 9.9%	97.8%	↑ + 0.3%	26	↓ - 24.5%	11	↓ - 52.2%
92009 - Carlsbad	\$857,500	↑ + 5.2%	96.7%	↓ - 0.4%	48	↑ + 28.7%	38	↓ - 22.4%
92010 - Carlsbad	\$699,952	↑ + 15.7%	96.7%	↓ - 2.1%	42	↑ + 61.6%	18	↓ - 5.3%
92011 - Carlsbad	\$960,000	↑ + 4.6%	95.2%	↓ - 2.7%	32	↓ - 7.6%	15	↓ - 46.4%
92014 - Del Mar	\$2,450,000	↑ + 35.4%	90.2%	↓ - 3.6%	88	↑ + 88.0%	9	↓ - 60.9%
92024 - Encinitas	\$1,249,500	↑ + 31.5%	94.9%	↓ - 1.4%	37	↑ + 21.3%	42	↓ - 14.3%
92025 - Escondido	\$475,000	↑ + 6.9%	94.6%	↓ - 2.1%	42	↑ + 33.9%	20	↓ - 9.1%
92026 - Escondido	\$525,750	↑ + 10.7%	96.4%	↓ - 1.5%	57	↑ + 86.6%	32	↓ - 28.9%
92027 - Escondido	\$465,000	↑ + 1.1%	96.7%	↓ - 1.0%	32	↓ - 1.9%	27	↓ - 47.1%
92028 - Fallbrook	\$535,500	↓ - 10.8%	92.2%	↓ - 5.5%	68	↑ + 68.6%	37	↓ - 24.5%
92029 - Escondido	\$717,500	↑ + 5.5%	95.5%	↓ - 1.9%	41	↓ - 1.5%	22	↓ - 18.5%
92054 - Oceanside	\$750,000	↑ + 27.1%	96.7%	↑ + 1.1%	24	↓ - 34.8%	13	↓ - 62.9%
92056 - Oceanside	\$560,000	↑ + 7.8%	98.4%	↓ - 0.9%	32	↑ + 60.3%	39	↓ - 39.1%
92057 - Oceanside	\$477,000	↑ + 3.7%	97.2%	↓ - 1.4%	30	↓ - 7.3%	49	↓ - 27.9%
92058 - Oceanside	\$456,000	↑ + 27.0%	97.5%	↑ + 0.4%	38	↑ + 12.3%	12	↓ - 36.8%
92059 - Pala	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92061 - Pauma Valley	\$350,000	↓ - 40.4%	97.5%	↑ + 3.9%	268	↑ + 59.1%	1	↓ - 50.0%
92064 - Poway	\$765,000	↑ + 9.3%	92.7%	↓ - 2.1%	40	↑ + 28.4%	38	↓ - 15.6%
92065 - Ramona	\$498,000	↑ + 3.8%	94.7%	↓ - 3.0%	53	↑ + 28.8%	32	↓ - 17.9%
92067 - Rancho Santa Fe	\$2,182,500	↓ - 12.1%	90.9%	↓ - 1.0%	112	↑ + 23.6%	14	↓ - 36.4%
92069 - San Marcos	\$593,500	↑ + 17.2%	96.9%	↓ - 1.4%	41	↑ + 96.1%	33	↑ + 3.1%
92075 - Solana Beach	\$1,087,500	↑ + 31.8%	94.6%	↑ + 1.1%	45	↑ + 22.6%	6	↓ - 57.1%
92078 - San Marcos	\$741,569	↑ + 21.6%	96.9%	↓ - 2.3%	39	↑ + 70.4%	38	↓ - 43.3%
92081 - Vista	\$534,500	↓ - 3.3%	97.0%	↓ - 0.5%	45	↑ + 80.5%	16	↓ - 42.9%
92082 - Valley Center	\$625,000	↓ - 5.7%	92.6%	↓ - 4.9%	63	↑ + 56.4%	17	↓ - 15.0%
92083 - Vista	\$452,500	↓ - 0.5%	97.5%	↑ + 0.6%	28	↓ - 14.1%	18	↓ - 14.3%
92084 - Vista	\$612,500	↑ + 25.0%	95.2%	↓ - 1.4%	46	↑ + 16.8%	18	↓ - 43.8%
92091 - Rancho Santa Fe	\$2,550,000	↑ + 138.9%	96.1%	↑ + 2.0%	40	↑ + 8.1%	5	↑ + 150.0%
92127 - Rancho Bernardo	\$850,000	↓ - 3.2%	97.3%	↓ - 0.5%	41	↑ + 48.3%	45	↓ - 23.7%
92128 - Rancho Bernardo	\$591,000	↑ + 10.5%	95.4%	↓ - 2.9%	43	↑ + 57.3%	44	↓ - 21.4%
92129 - Rancho Penasquitos	\$714,500	↓ - 0.8%	97.9%	↓ - 2.0%	17	↑ + 1.9%	18	↓ - 48.6%
92130 - Carmel Valley	\$1,430,500	↑ + 28.0%	95.9%	↓ - 1.9%	39	↑ + 27.4%	44	↓ - 15.4%

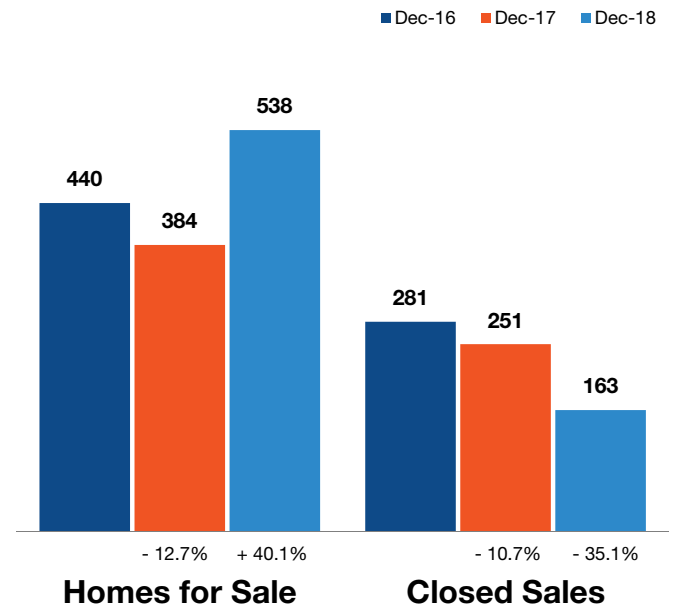
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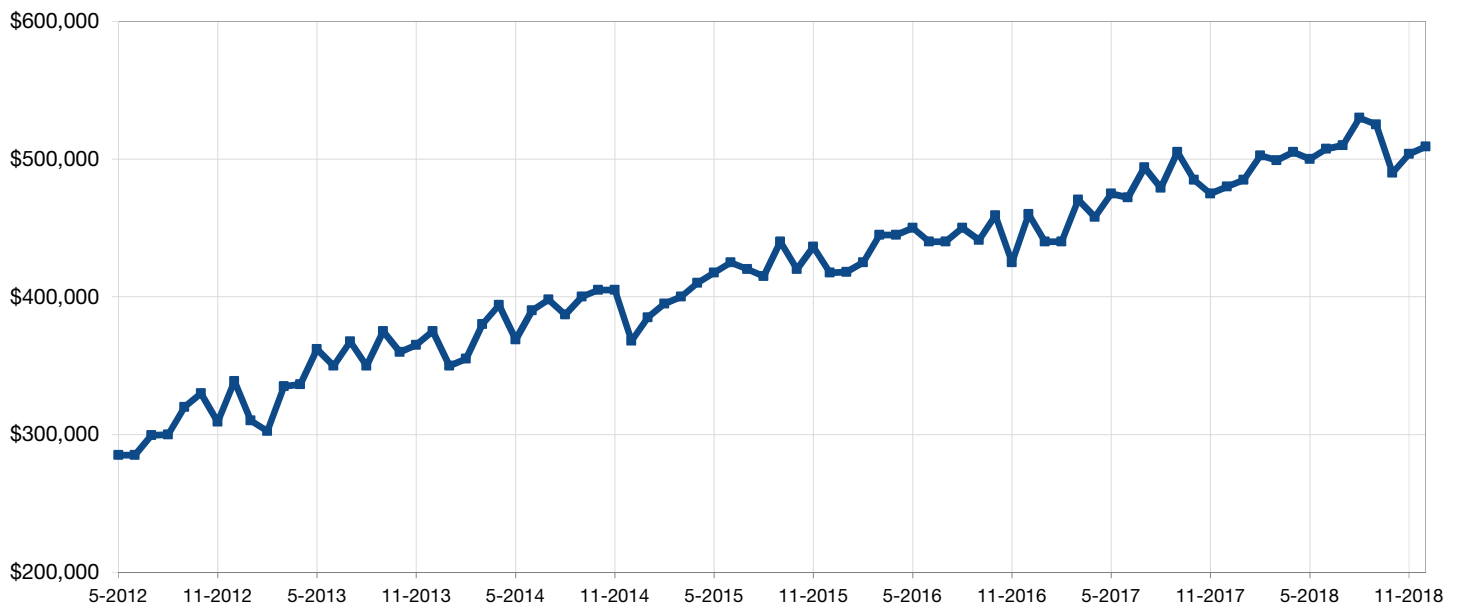
South San Diego County

Key Metrics	Dec-18	1-Yr Chg
Median Sales Price	\$509,000	+ 6.0%
Average Sales Price	\$539,817	+ 5.1%
Pct. of Orig. Price Rec'd.	97.4%	0.0%
Homes for Sale	538	+ 40.1%
Closed Sales	163	- 35.1%
Months Supply	2.1	+ 50.0%
Days on Market	34	+ 13.3%

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	
	Dec-18	1-Yr Chg	Dec-18	1-Yr Chg	Dec-18	1-Yr Chg	Dec-18	1-Yr Chg
91902 - Bonita	\$553,500	↓ - 8.2%	95.5%	↑ + 2.4%	44	↑ + 6.2%	6	↓ - 72.7%
91910 - Chula Vista	\$544,950	↑ + 6.0%	95.5%	↓ - 1.7%	37	↓ - 13.9%	23	↓ - 42.5%
91911 - Chula Vista	\$504,500	↑ + 16.0%	97.6%	↓ - 0.8%	28	↑ + 18.5%	28	↓ - 6.7%
91913 - Chula Vista	\$499,000	↓ - 0.1%	99.3%	↑ + 1.0%	39	↑ + 70.4%	35	↓ - 30.0%
91914 - Chula Vista	\$756,883	↑ + 17.3%	97.1%	↑ + 0.7%	27	↓ - 26.7%	12	↓ - 20.0%
91915 - Chula Vista	\$490,500	↑ + 3.3%	97.7%	↓ - 0.9%	25	↑ + 0.8%	32	↓ - 33.3%
91932 - Imperial Beach	\$633,000	↑ + 2.1%	96.3%	↑ + 2.2%	45	↑ + 43.2%	10	↓ - 41.2%
91950 - National City	\$420,250	↓ - 0.7%	97.7%	↓ - 1.1%	37	↑ + 70.2%	12	↓ - 40.0%
92154 - Otay Mesa	\$439,900	↓ - 7.1%	96.9%	↓ - 0.3%	27	↑ + 0.7%	27	↓ - 15.6%
92173 - San Ysidro	\$395,000	↓ - 13.9%	92.7%	↓ - 4.7%	42	↑ + 61.4%	5	↓ - 44.4%