

Marketwatch Report

April 2019

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	
	Apr-19	1-Yr Chg	Apr-19	1-Yr Chg	Apr-19	1-Yr Chg	Apr-19	1-Yr Chg
East San Diego County	\$499,900	↑ + 3.1%	97.9%	↓ - 0.2%	34	↑ + 21.4%	463	↓ - 6.3%
Metro San Diego County	\$615,000	↑ + 4.9%	97.5%	↓ - 1.0%	30	↑ + 20.0%	931	↓ - 6.1%
North San Diego County	\$635,000	↓ - 0.8%	97.5%	↓ - 0.7%	35	↑ + 34.6%	1,249	↓ - 7.5%
South San Diego County	\$499,500	↓ - 1.1%	97.9%	↓ - 0.6%	33	↑ + 22.2%	284	↑ + 1.1%
San Diego County	\$585,000	↑ + 1.8%	97.6%	↓ - 0.7%	33	↑ + 26.9%	2,968	↓ - 5.9%

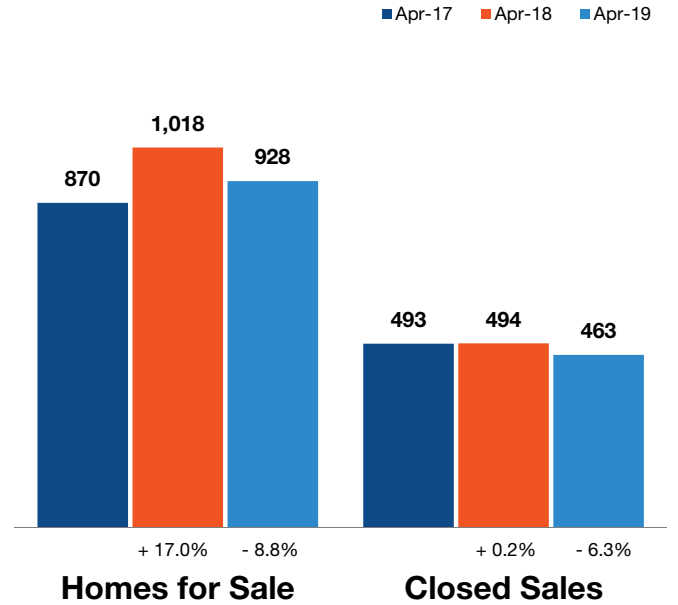
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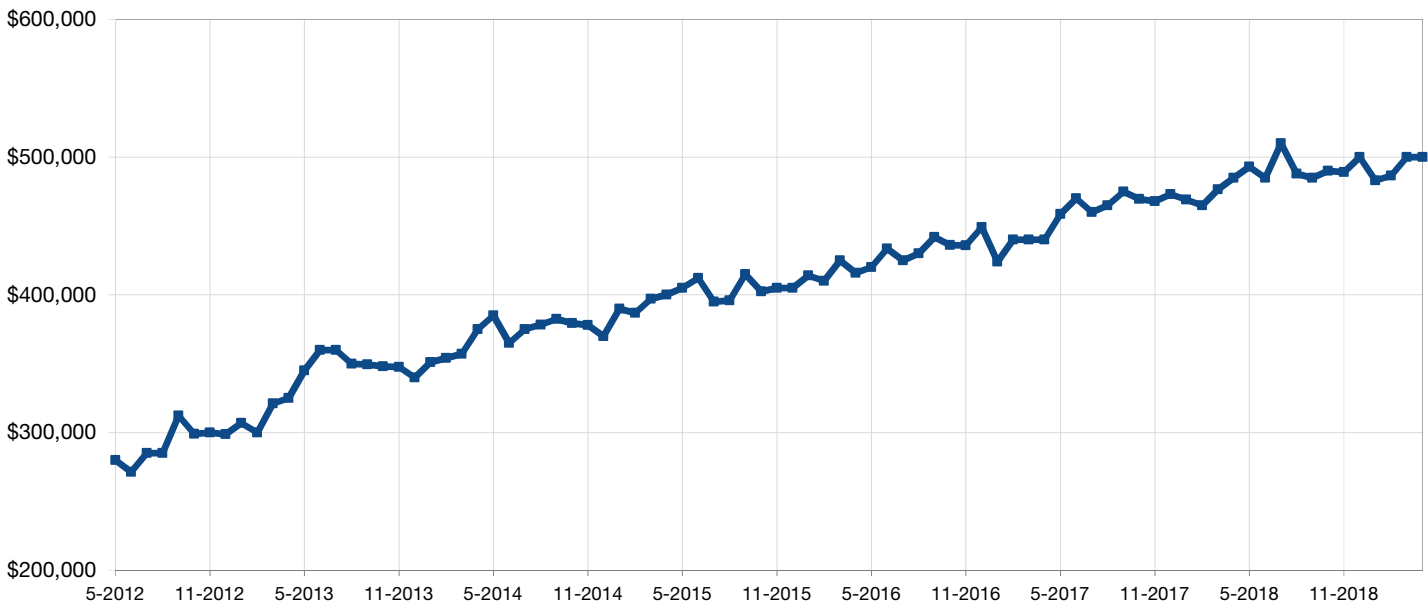
East San Diego County

Key Metrics	Apr-19	1-Yr Chg
Median Sales Price	\$499,900	+ 3.1%
Average Sales Price	\$511,708	+ 3.5%
Pct. of Orig. Price Rec'd.	97.9%	- 0.2%
Homes for Sale	928	- 8.8%
Closed Sales	463	- 6.3%
Months Supply	2.1	- 4.5%
Days on Market	34	+ 21.4%

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-19	1-Yr Chg	Apr-19	1-Yr Chg	Apr-19	1-Yr Chg	Apr-19	1-Yr Chg
91901 - Alpine	\$579,000	↓ - 13.3%	97.7%	↓ - 0.1%	52	↑ + 48.1%	21	↑ + 16.7%
91905 - Boulevard	\$215,000	↑ + 19.4%	93.9%	↑ + 3.8%	33	↑ + 135.7%	1	→ 0.0%
91906 - Campo	\$292,000	↓ - 2.0%	97.8%	↑ + 5.6%	51	↑ + 34.5%	10	↑ + 233.3%
91916 - Descanso	\$443,000	↑ + 24.8%	103.0%	↑ + 7.4%	11	↓ - 89.2%	1	↓ - 85.7%
91917 - Dulzura	\$542,500	--	90.1%	--	70	--	2	--
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$136,750	↓ - 30.8%	89.7%	↓ - 7.9%	173	↑ + 1,012.9%	2	→ 0.0%
91935 - Jamul	\$580,000	↓ - 1.5%	94.4%	↓ - 3.8%	41	↑ + 72.1%	13	↓ - 13.3%
91941 - La Mesa	\$674,450	↑ + 9.7%	97.9%	↓ - 0.2%	24	↓ - 4.3%	40	↓ - 2.4%
91942 - La Mesa	\$502,500	↓ - 4.6%	98.6%	↓ - 0.8%	17	↓ - 19.3%	36	↓ - 16.3%
91945 - Lemon Grove	\$482,000	↓ - 0.6%	98.7%	↓ - 1.8%	37	↑ + 248.5%	15	↑ + 15.4%
91948 - Mount Laguna	\$0	--	0.0%	--	0	--	0	--
91962 - Pine Valley	\$357,000	↓ - 16.0%	97.5%	↓ - 1.5%	7	↑ + 50.0%	2	↓ - 33.3%
91963 - Potrero	\$0	--	0.0%	--	0	--	0	--
91977 - Spring Valley	\$474,900	↑ + 5.5%	98.5%	↓ - 0.5%	43	↑ + 98.3%	41	↓ - 34.9%
91978 - Spring Valley	\$320,000	↓ - 28.5%	96.1%	↓ - 3.2%	27	↓ - 35.4%	5	↑ + 150.0%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$158,000	↓ - 27.8%	92.2%	↑ + 1.2%	82	↓ - 32.4%	19	↓ - 5.0%
92019 - El Cajon	\$553,750	↑ + 6.0%	98.5%	↓ - 0.9%	29	↑ + 49.7%	44	↓ - 15.4%
92020 - El Cajon	\$540,000	↑ + 18.2%	97.6%	↓ - 0.2%	24	↑ + 23.6%	33	↓ - 32.7%
92021 - El Cajon	\$487,000	↑ + 1.7%	99.2%	↑ + 0.4%	26	↑ + 15.5%	50	↑ + 2.0%
92036 - Julian	\$443,423	↑ + 58.4%	91.6%	↑ + 0.6%	119	↑ + 31.4%	6	↑ + 20.0%
92040 - Lakeside	\$520,000	↓ - 1.0%	98.7%	↑ + 0.9%	22	↓ - 5.0%	36	↓ - 7.7%
92066 - Ranchita	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92070 - Santa Ysabel	\$400,000	↓ - 29.3%	100.3%	↑ + 6.3%	109	↓ - 7.6%	1	→ 0.0%
92071 - Santee	\$490,000	↑ + 4.3%	98.6%	↑ + 0.4%	27	↑ + 31.5%	84	↑ + 25.4%
92086 - Warner Springs	\$295,000	--	100.0%	--	55	--	1	--

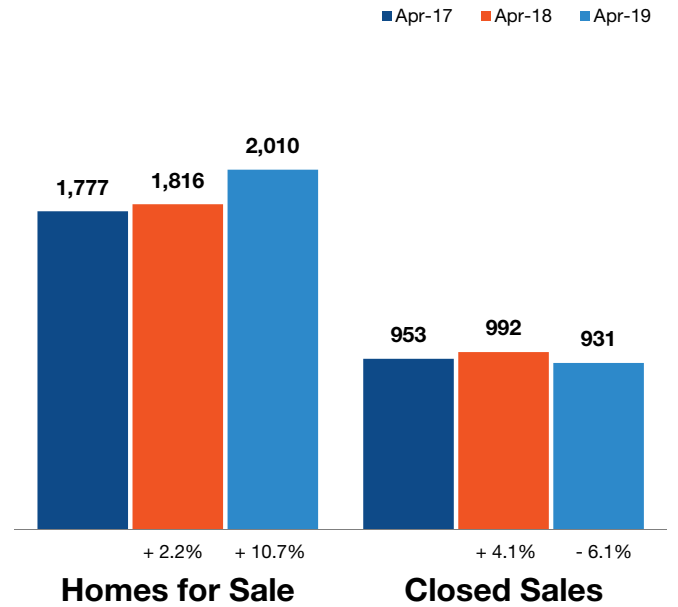
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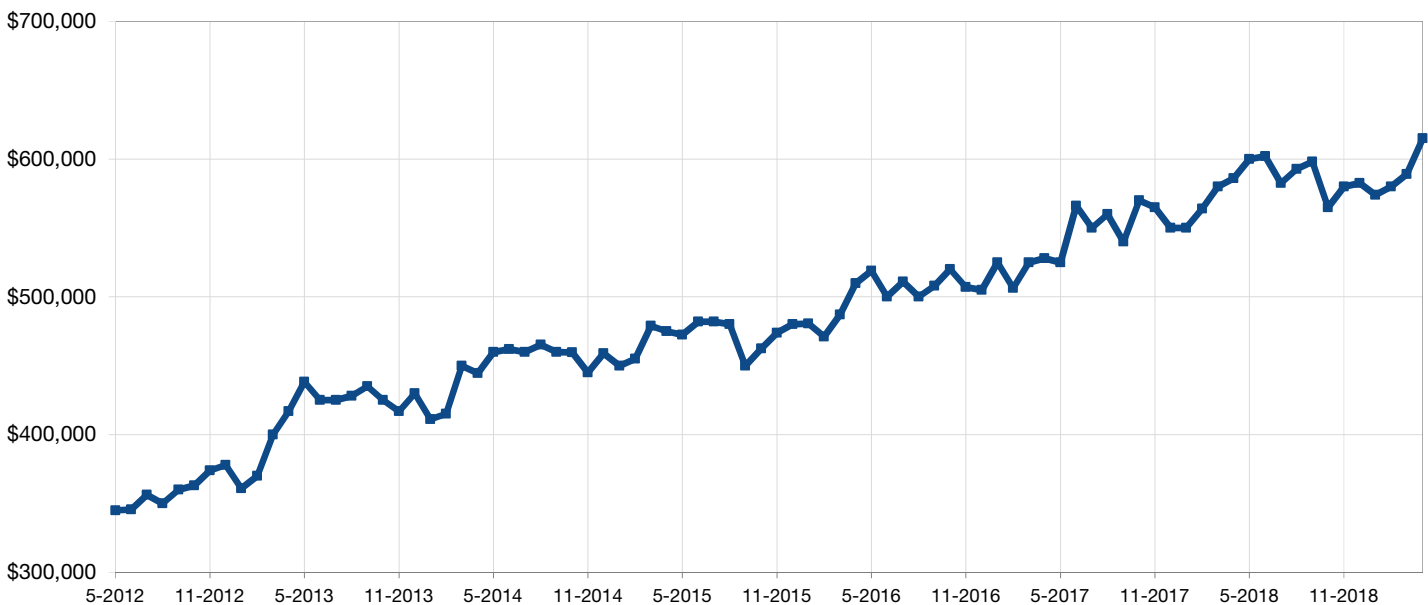
Metro San Diego County

Key Metrics	Apr-19	1-Yr Chg
Median Sales Price	\$615,000	+ 4.9%
Average Sales Price	\$762,322	+ 2.3%
Pct. of Orig. Price Rec'd.	97.5%	- 1.0%
Homes for Sale	2,010	+ 10.7%
Closed Sales	931	- 6.1%
Months Supply	2.3	+ 21.1%
Days on Market	30	+ 20.0%

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-19	1-Yr Chg	Apr-19	1-Yr Chg	Apr-19	1-Yr Chg	Apr-19	1-Yr Chg
92037 - La Jolla	\$1,540,000	↑ + 12.8%	94.9%	↓ - 3.2%	44	↑ + 12.2%	69	↓ - 15.9%
92101 - San Diego Downtown	\$504,950	↓ - 11.4%	96.7%	↑ + 0.7%	31	↓ - 28.1%	64	↓ - 28.1%
92102 - San Diego Golden Hill	\$415,000	↓ - 6.7%	96.7%	↓ - 1.5%	44	↑ + 29.2%	16	↓ - 20.0%
92103 - Mission Hills-Hillcrest-Midtown	\$750,000	↑ + 10.3%	95.9%	↑ + 0.2%	41	↑ + 0.2%	40	↑ + 53.8%
92104 - North Park	\$588,500	↑ + 7.0%	98.2%	↓ - 0.6%	28	↑ + 78.0%	32	↓ - 17.9%
92105 - East San Diego	\$448,500	↑ + 10.1%	98.0%	↓ - 2.9%	34	↑ + 67.3%	24	→ 0.0%
92106 - Point Loma	\$949,000	↑ + 2.3%	97.0%	↑ + 0.3%	26	↓ - 23.3%	23	↓ - 17.9%
92107 - Ocean Beach	\$778,500	↓ - 12.6%	98.0%	↑ + 0.3%	40	↑ + 69.4%	27	↑ + 3.8%
92108 - Mission Valley	\$428,000	↑ + 4.1%	98.3%	↓ - 0.6%	31	↑ + 133.9%	43	↑ + 26.5%
92109 - Pacific Beach	\$1,035,000	↑ + 20.3%	96.9%	↓ - 0.6%	33	↑ + 19.5%	48	↓ - 5.9%
92110 - Old Town	\$450,000	↓ - 19.6%	98.2%	↓ - 1.0%	26	↑ + 104.8%	29	↓ - 12.1%
92111 - Linda Vista	\$602,500	↑ + 7.6%	97.4%	↓ - 1.9%	35	↑ + 71.9%	38	↑ + 8.6%
92113 - Logan Heights	\$385,000	→ 0.0%	97.8%	↓ - 1.6%	17	↓ - 40.0%	12	↑ + 9.1%
92114 - Encanto	\$474,000	↑ + 8.7%	96.8%	↓ - 1.8%	31	↑ + 12.7%	50	↓ - 7.4%
92115 - San Diego	\$567,500	↑ + 12.4%	98.3%	↓ - 0.4%	22	↓ - 14.0%	58	↑ + 16.0%
92116 - Normal Heights	\$660,389	↑ + 5.2%	98.8%	↓ - 0.6%	36	↑ + 154.5%	28	↓ - 26.3%
92117 - Clairemont Mesa	\$700,000	↑ + 5.4%	98.6%	↓ - 1.1%	17	↓ - 21.8%	43	↑ + 4.9%
92118 - Coronado	\$1,345,000	↓ - 19.8%	94.4%	↑ + 0.4%	76	↑ + 27.9%	17	↓ - 5.6%
92119 - San Carlos	\$625,000	↑ + 11.6%	99.7%	↑ + 1.5%	18	↑ + 34.8%	27	↓ - 42.6%
92120 - Del Cerro	\$670,000	↑ + 8.2%	97.3%	↓ - 3.0%	19	↑ + 24.2%	38	↓ - 7.3%
92121 - Sorrento Valley	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92122 - University City	\$720,126	↑ + 38.1%	98.9%	↓ - 1.3%	22	↑ + 9.5%	35	↓ - 16.7%
92123 - Mission Valley	\$587,450	↑ + 2.1%	99.2%	↑ + 0.5%	20	↑ + 84.2%	20	↓ - 37.5%
92124 - Tierrasanta	\$663,000	↑ + 10.0%	95.2%	↓ - 4.0%	37	↑ + 116.7%	15	↓ - 31.8%
92126 - Mira Mesa	\$580,000	↑ + 1.4%	99.3%	↓ - 1.6%	22	↑ + 80.8%	53	↓ - 1.9%
92131 - Scripps Miramar	\$822,000	↑ + 5.1%	98.2%	↓ - 1.6%	25	↑ + 40.9%	51	↑ + 59.4%
92139 - Paradise Hills	\$457,000	↑ + 1.6%	96.7%	↓ - 2.0%	26	↑ + 76.3%	31	↑ + 63.2%

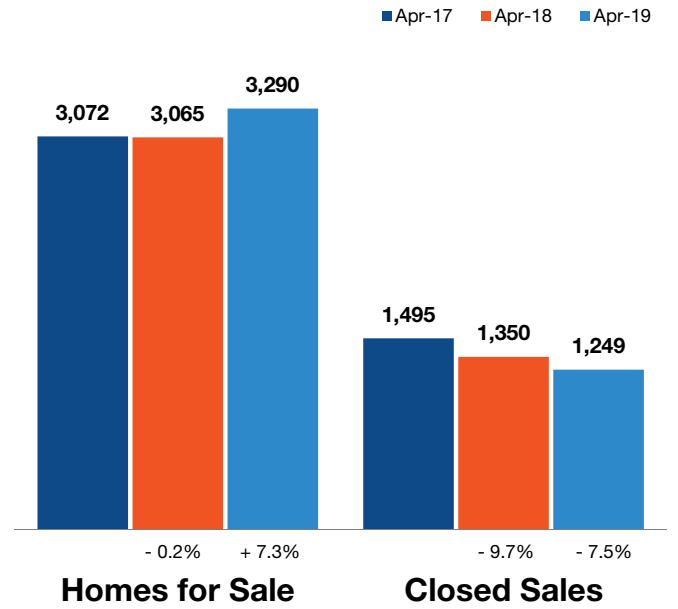
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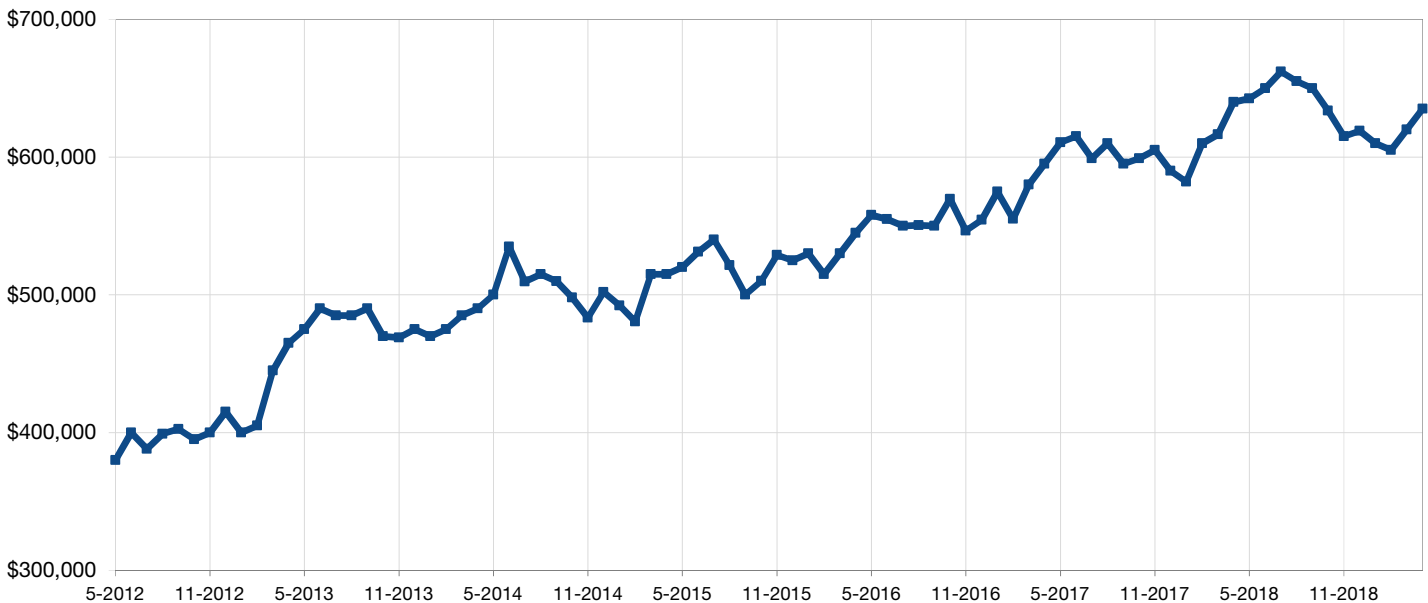
North San Diego County

Key Metrics	Apr-19	1-Yr Chg
Median Sales Price	\$635,000	- 0.8%
Average Sales Price	\$817,706	+ 2.0%
Pct. of Orig. Price Rec'd.	97.5%	- 0.7%
Homes for Sale	3,290	+ 7.3%
Closed Sales	1,249	- 7.5%
Months Supply	2.7	+ 17.4%
Days on Market	35	+ 34.6%

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	
	Apr-19	1-Yr Chg	Apr-19	1-Yr Chg	Apr-19	1-Yr Chg	Apr-19	1-Yr Chg
92003 - Bonsall	\$592,963	↓ - 36.7%	93.9%	↓ - 4.4%	99	↑ + 69.8%	6	↓ - 14.3%
92007 - Cardiff	\$2,555,435	↑ + 299.9%	96.0%	↓ - 3.5%	37	↑ + 140.4%	7	↓ - 36.4%
92008 - Carlsbad	\$912,094	↑ + 0.2%	95.8%	↓ - 2.3%	38	↑ + 12.6%	20	↓ - 45.9%
92009 - Carlsbad	\$928,475	↑ + 5.1%	98.4%	↑ + 0.8%	22	↓ - 24.3%	60	↓ - 18.9%
92010 - Carlsbad	\$735,000	↓ - 15.0%	98.5%	↓ - 1.5%	33	↑ + 163.8%	26	↓ - 3.7%
92011 - Carlsbad	\$917,000	↑ + 3.3%	98.0%	↑ + 0.3%	34	↑ + 79.1%	44	↑ + 33.3%
92014 - Del Mar	\$1,695,738	↓ - 11.6%	93.7%	↑ + 1.1%	43	↓ - 24.3%	22	↓ - 8.3%
92024 - Encinitas	\$1,147,500	↑ + 25.2%	98.1%	↑ + 1.0%	33	↑ + 1.2%	54	↑ + 22.7%
92025 - Escondido	\$484,000	↓ - 10.3%	96.5%	↓ - 0.9%	42	↑ + 135.5%	40	↑ + 33.3%
92026 - Escondido	\$510,000	↓ - 2.8%	98.3%	↓ - 0.1%	45	↑ + 86.1%	58	↑ + 7.4%
92027 - Escondido	\$497,000	↑ + 5.7%	98.8%	↓ - 0.1%	24	↑ + 12.9%	46	↓ - 22.0%
92028 - Fallbrook	\$564,250	↓ - 3.0%	97.1%	↑ + 0.0%	48	↑ + 26.4%	60	↓ - 28.6%
92029 - Escondido	\$705,074	↑ + 5.7%	96.4%	↓ - 2.2%	37	↑ + 82.6%	30	↑ + 57.9%
92054 - Oceanside	\$775,000	↑ + 8.8%	97.5%	↓ - 0.8%	42	↑ + 48.2%	28	↓ - 20.0%
92056 - Oceanside	\$537,500	↓ - 4.9%	98.7%	↓ - 0.2%	28	↑ + 28.0%	64	↓ - 12.3%
92057 - Oceanside	\$462,500	↑ + 6.3%	98.0%	↓ - 0.3%	30	↑ + 35.8%	79	↓ - 11.2%
92058 - Oceanside	\$490,000	↑ + 21.4%	98.7%	↓ - 0.7%	28	↑ + 58.2%	25	↑ + 25.0%
92059 - Pala	\$0	--	0.0%	--	0	--	0	--
92061 - Pauma Valley	\$480,500	↑ + 24.0%	96.8%	↓ - 2.5%	92	↑ + 918.5%	6	↑ + 50.0%
92064 - Poway	\$710,000	↓ - 7.2%	97.9%	↓ - 0.7%	26	↑ + 13.6%	49	↑ + 2.1%
92065 - Ramona	\$517,500	↓ - 2.4%	97.5%	↓ - 1.8%	33	↑ + 11.5%	52	↓ - 5.5%
92067 - Rancho Santa Fe	\$3,925,000	↑ + 70.7%	87.5%	↑ + 1.0%	130	↑ + 46.1%	14	↓ - 17.6%
92069 - San Marcos	\$602,500	↑ + 6.1%	96.4%	↓ - 2.7%	34	↑ + 169.7%	34	↓ - 10.5%
92075 - Solana Beach	\$1,166,300	↓ - 11.3%	94.6%	↓ - 3.4%	31	↓ - 21.9%	10	↓ - 44.4%
92078 - San Marcos	\$630,000	↓ - 14.3%	98.0%	↓ - 0.4%	37	↑ + 97.1%	68	↓ - 4.2%
92081 - Vista	\$505,000	↓ - 11.4%	97.9%	↓ - 1.7%	34	↑ + 131.3%	33	↑ + 22.2%
92082 - Valley Center	\$645,000	↓ - 7.3%	96.9%	↓ - 1.3%	56	↑ + 50.9%	23	↑ + 9.5%
92083 - Vista	\$486,950	↑ + 1.4%	97.9%	↑ + 0.1%	27	↑ + 69.6%	22	↑ + 29.4%
92084 - Vista	\$614,500	↑ + 10.6%	96.2%	↓ - 0.2%	43	↑ + 11.0%	32	↓ - 15.8%
92091 - Rancho Santa Fe	\$955,500	↓ - 58.4%	94.9%	↑ + 0.6%	92	↓ - 7.8%	7	↑ + 133.3%
92127 - Rancho Bernardo	\$885,000	↓ - 1.5%	98.4%	↓ - 0.6%	27	↑ + 11.8%	67	↑ + 9.8%
92128 - Rancho Bernardo	\$641,000	↑ + 1.9%	97.6%	↓ - 1.8%	23	↑ + 38.6%	73	↓ - 19.8%
92129 - Rancho Penasquitos	\$718,000	↓ - 6.4%	98.2%	↓ - 2.5%	21	↑ + 81.7%	38	↓ - 24.0%
92130 - Carmel Valley	\$1,230,000	↑ + 5.1%	97.5%	↓ - 1.1%	26	↓ - 3.4%	52	↓ - 26.8%

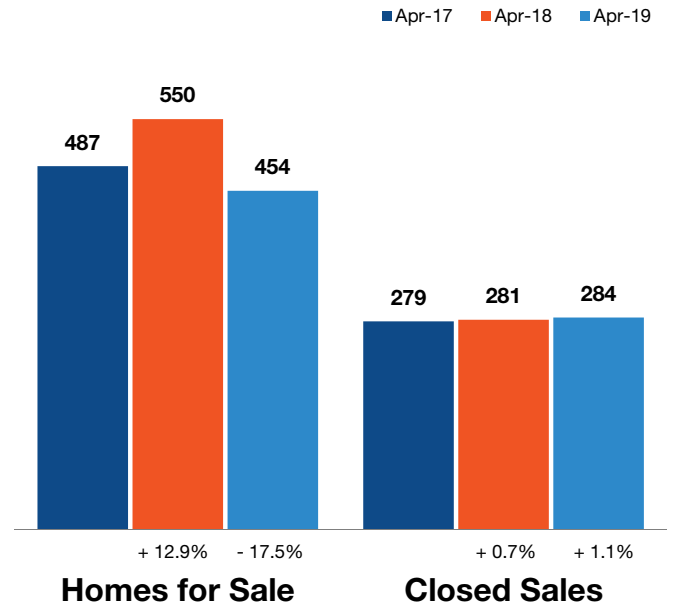
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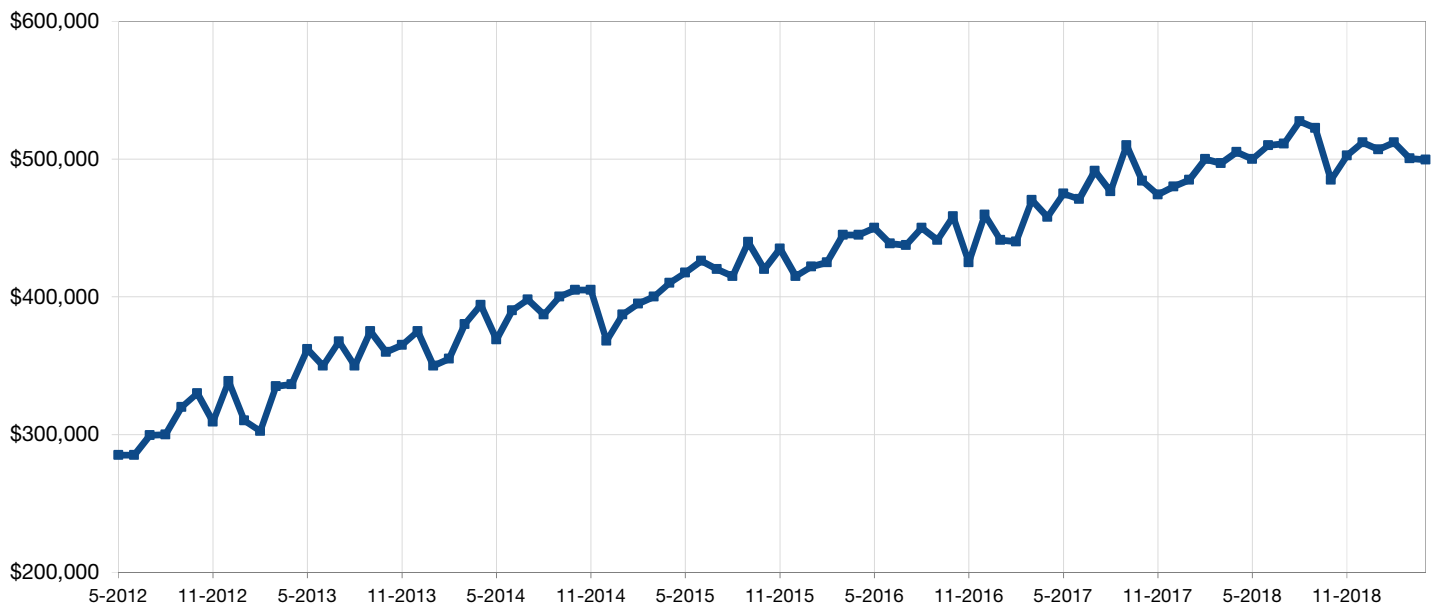
South San Diego County

Key Metrics	Apr-19	1-Yr Chg
Median Sales Price	\$499,500	- 1.1%
Average Sales Price	\$523,893	- 0.9%
Pct. of Orig. Price Rec'd.	97.9%	- 0.6%
Homes for Sale	454	- 17.5%
Closed Sales	284	+ 1.1%
Months Supply	1.7	- 15.0%
Days on Market	33	+ 22.2%

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-19	1-Yr Chg	Apr-19	1-Yr Chg	Apr-19	1-Yr Chg	Apr-19	1-Yr Chg
91902 - Bonita	\$655,000	↓ - 5.4%	96.1%	↓ - 1.7%	42	↓ - 10.2%	23	↑ + 43.8%
91910 - Chula Vista	\$540,000	↑ + 1.9%	98.1%	↓ - 0.1%	33	↑ + 59.1%	35	↓ - 18.6%
91911 - Chula Vista	\$457,500	↑ + 1.7%	97.9%	↓ - 0.6%	26	↑ + 43.1%	40	↓ - 18.4%
91913 - Chula Vista	\$509,000	↓ - 0.2%	98.4%	↓ - 0.3%	30	↑ + 14.2%	61	↑ + 8.9%
91914 - Chula Vista	\$725,000	↓ - 3.7%	100.9%	↑ + 1.8%	30	↑ + 12.8%	27	↑ + 68.8%
91915 - Chula Vista	\$485,000	↓ - 4.9%	98.7%	↓ - 1.2%	27	↑ + 49.8%	48	↓ - 2.0%
91932 - Imperial Beach	\$575,000	↓ - 7.6%	94.7%	↓ - 1.8%	35	↓ - 27.0%	19	↓ - 36.7%
91950 - National City	\$445,000	↑ + 10.4%	96.4%	↓ - 1.8%	54	↑ + 53.4%	21	↑ + 23.5%
92154 - Otay Mesa	\$465,000	↑ + 14.0%	98.8%	↓ - 0.8%	33	↑ + 14.8%	39	↑ + 5.4%
92173 - San Ysidro	\$359,000	↑ + 82.3%	97.0%	↓ - 1.5%	39	↑ + 48.1%	10	↑ + 100.0%