

Marketwatch Report

January 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	
	Jan-18	1-Yr Chg	Jan-18	1-Yr Chg	Jan-18	1-Yr Chg	Jan-18	1-Yr Chg
East San Diego County	\$465,000	↑ + 9.4%	97.2%	↑ + 0.5%	32	↓ - 20.6%	327	↑ + 4.1%
Metro San Diego County	\$552,875	↑ + 5.3%	97.5%	↑ + 0.6%	33	↓ - 6.2%	646	↓ - 2.7%
North San Diego County	\$590,000	↑ + 2.6%	97.1%	↑ + 0.6%	35	↓ - 17.7%	806	↓ - 11.3%
South San Diego County	\$490,000	↑ + 11.4%	97.4%	↑ + 0.5%	31	↓ - 17.7%	177	↓ - 17.7%
San Diego County	\$530,000	↑ + 5.0%	97.3%	↑ + 0.6%	33	↓ - 15.4%	1,976	↓ - 7.3%

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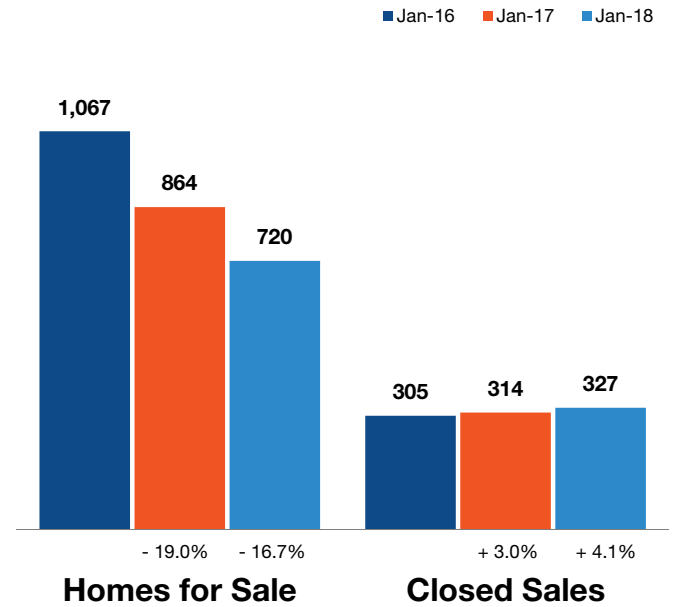
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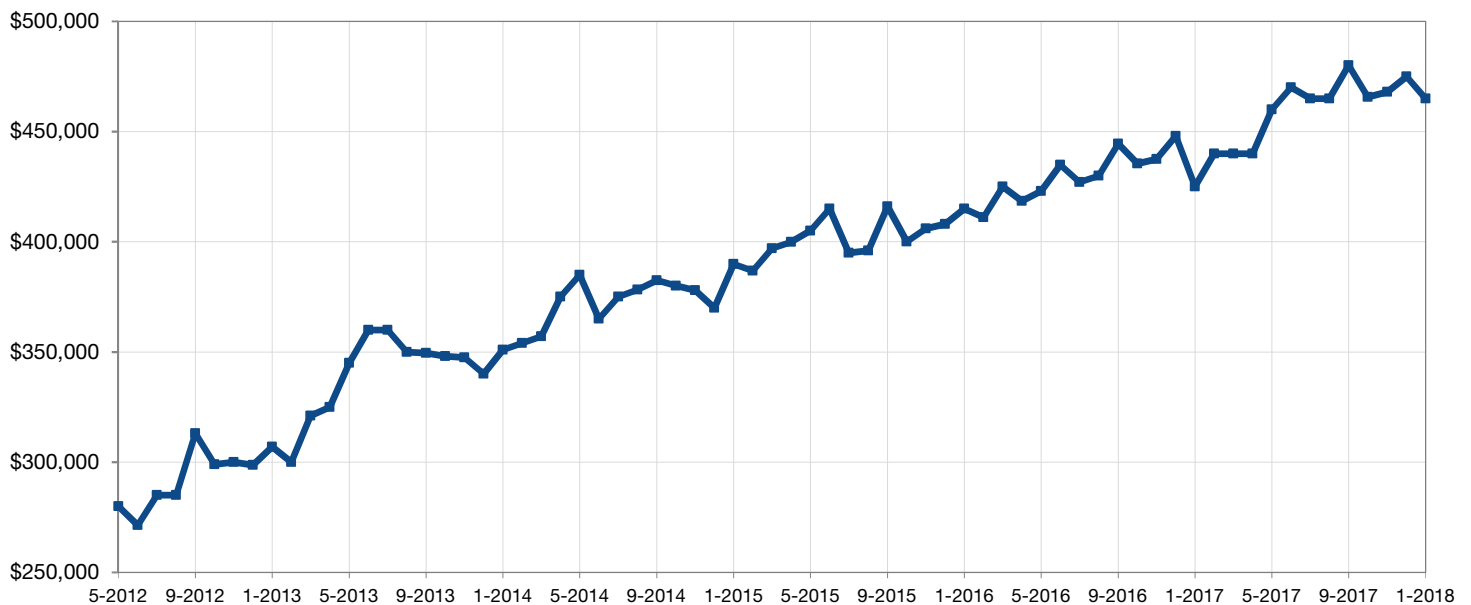
East San Diego County

Key Metrics	Jan-18	1-Yr Chg
Median Sales Price	\$465,000	+ 9.4%
Average Sales Price	\$470,737	+ 9.3%
Pct. of Orig. Price Rec'd.	97.2%	+ 0.5%
Homes for Sale	720	- 16.7%
Closed Sales	327	+ 4.1%
Months Supply	1.5	- 17.8%
Days on Market	32	- 20.6%

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	
	Jan-18	1-Yr Chg	Jan-18	1-Yr Chg	Jan-18	1-Yr Chg	Jan-18	1-Yr Chg
91901 - Alpine	\$570,000	↑ + 21.9%	97.5%	↑ + 1.2%	46	↓ - 38.3%	15	↓ - 6.3%
91905 - Boulevard	\$324,500	↑ + 203.3%	88.6%	↓ - 8.0%	79	↑ + 561.1%	3	↑ + 200.0%
91906 - Campo	\$245,000	↓ - 11.9%	88.6%	↓ - 10.2%	71	↑ + 103.6%	4	→ 0.0%
91916 - Descanso	\$222,000	--	89.2%	--	66	--	2	--
91917 - Dulzura	\$0	--	0.0%	--	0	--	0	--
91931 - Guatay	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91934 - Jacumba	\$0	--	0.0%	--	0	--	0	--
91935 - Jamul	\$712,000	↑ + 20.5%	96.3%	↑ + 1.6%	44	↓ - 10.5%	7	↓ - 12.5%
91941 - La Mesa	\$632,000	↑ + 18.1%	97.2%	↑ + 1.3%	32	↓ - 10.6%	22	→ 0.0%
91942 - La Mesa	\$479,900	↑ + 11.7%	98.1%	↑ + 2.0%	21	↓ - 37.8%	23	↓ - 28.1%
91945 - Lemon Grove	\$450,000	↑ + 12.5%	98.8%	↓ - 0.7%	20	↓ - 25.5%	17	↑ + 30.8%
91948 - Mount Laguna	\$0	--	0.0%	--	0	--	0	--
91962 - Pine Valley	\$425,000	↑ + 13.6%	87.8%	↓ - 8.2%	61	↑ + 3.4%	3	↓ - 57.1%
91963 - Potrero	\$263,000	--	89.9%	--	13	--	1	--
91977 - Spring Valley	\$452,500	↑ + 6.5%	98.2%	↑ + 1.2%	29	↓ - 13.7%	38	↓ - 11.6%
91978 - Spring Valley	\$538,500	↑ + 3.7%	96.3%	↓ - 1.7%	25	↓ - 17.8%	12	↑ + 100.0%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$205,250	↑ + 29.3%	95.0%	↑ + 0.3%	54	↑ + 11.7%	8	↑ + 33.3%
92019 - El Cajon	\$479,000	↑ + 0.4%	97.2%	↑ + 0.8%	37	↓ - 4.8%	31	↓ - 16.2%
92020 - El Cajon	\$444,900	↑ + 2.3%	97.2%	↑ + 0.4%	32	↓ - 12.9%	27	↑ + 42.1%
92021 - El Cajon	\$452,500	↑ + 13.8%	96.7%	↓ - 1.0%	28	↓ - 32.0%	42	↑ + 50.0%
92036 - Julian	\$449,000	↑ + 34.2%	99.5%	↑ + 3.4%	54	↓ - 10.3%	6	↓ - 40.0%
92040 - Lakeside	\$460,000	↑ + 13.6%	97.6%	↑ + 3.2%	35	↓ - 10.6%	23	↑ + 21.1%
92066 - Ranchita	\$127,500	--	91.1%	--	44	--	1	--
92070 - Santa Ysabel	\$0	--	0.0%	--	0	--	0	--
92071 - Santee	\$480,000	↑ + 17.6%	98.3%	↑ + 0.2%	20	↓ - 41.8%	41	↓ - 2.4%
92086 - Warner Springs	\$379,000	--	100.0%	--	22	--	1	--

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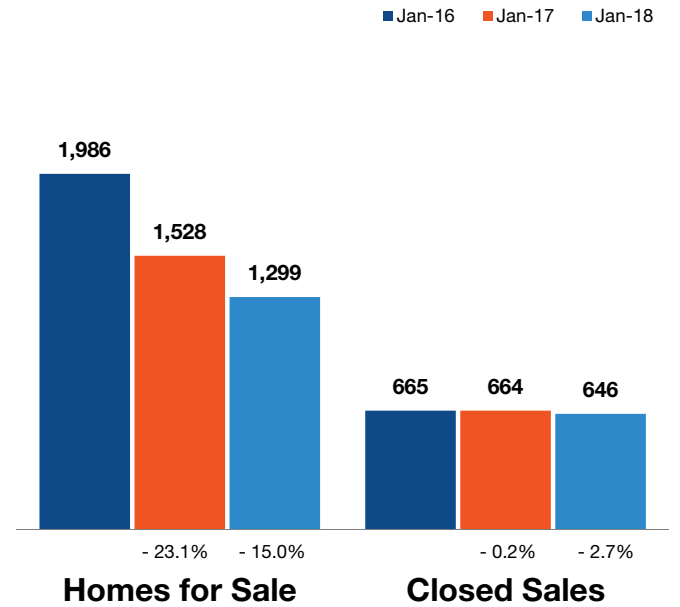
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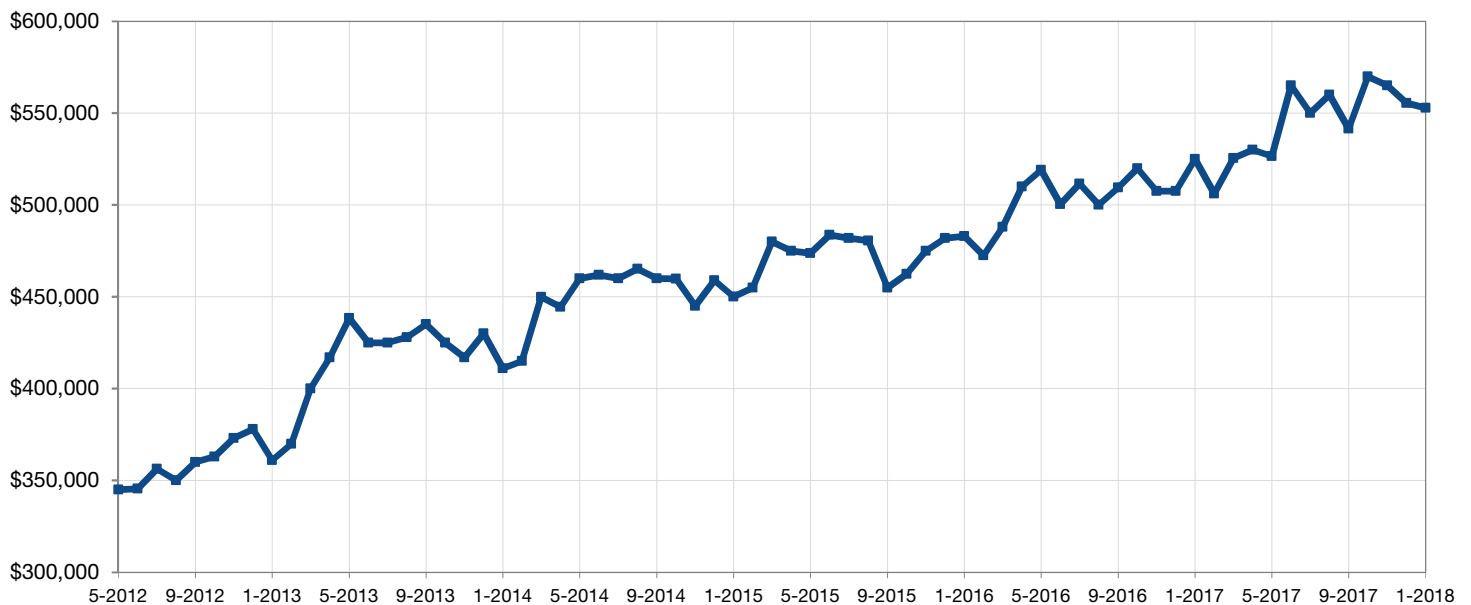
Metro San Diego County

Key Metrics	Jan-18	1-Yr Chg
Median Sales Price	\$552,875	+ 5.3%
Average Sales Price	\$735,318	+ 18.2%
Pct. of Orig. Price Rec'd.	97.5%	+ 0.6%
Homes for Sale	1,299	- 15.0%
Closed Sales	646	- 2.7%
Months Supply	1.4	- 11.5%
Days on Market	33	- 6.2%

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	
	Jan-18	1-Yr Chg	Jan-18	1-Yr Chg	Jan-18	1-Yr Chg	Jan-18	1-Yr Chg
92037 - La Jolla	\$1,213,800	↑ + 58.7%	93.0%	↓ - 1.9%	81	↑ + 70.0%	37	↓ - 24.5%
92101 - San Diego Downtown	\$512,500	↓ - 16.7%	97.7%	↑ + 2.8%	33	↓ - 19.9%	57	↑ + 72.7%
92102 - San Diego Golden Hill	\$400,000	↓ - 3.6%	100.5%	↑ + 5.8%	26	↓ - 24.6%	17	↑ + 30.8%
92103 - Mission Hills-Hillcrest-Midtown	\$585,000	↓ - 12.2%	97.1%	↑ + 2.3%	32	↓ - 59.3%	29	↑ + 20.8%
92104 - North Park	\$600,000	↑ + 50.1%	98.7%	↑ + 1.2%	19	↓ - 33.9%	27	↓ - 10.0%
92105 - East San Diego	\$415,000	↑ + 16.4%	98.0%	↑ + 1.4%	30	↑ + 61.2%	15	↓ - 16.7%
92106 - Point Loma	\$975,000	↑ + 19.0%	97.5%	↑ + 1.0%	47	↑ + 10.2%	21	↑ + 40.0%
92107 - Ocean Beach	\$765,250	↓ - 18.2%	99.3%	↑ + 0.8%	42	↑ + 77.4%	8	↓ - 60.0%
92108 - Mission Valley	\$381,500	↓ - 0.1%	99.3%	↑ + 0.2%	19	↓ - 36.6%	22	→ 0.0%
92109 - Pacific Beach	\$737,500	↓ - 4.7%	97.5%	↑ + 2.7%	29	↓ - 51.3%	30	↑ + 20.0%
92110 - Old Town	\$455,000	↑ + 0.8%	98.5%	↑ + 2.7%	34	↓ - 22.6%	24	↑ + 33.3%
92111 - Linda Vista	\$577,500	↑ + 11.1%	98.1%	↑ + 1.2%	24	↓ - 7.5%	22	↓ - 12.0%
92113 - Logan Heights	\$380,000	↑ + 13.0%	100.2%	↑ + 3.1%	24	↓ - 38.8%	13	↓ - 18.8%
92114 - Encanto	\$427,000	↑ + 13.1%	97.1%	↓ - 1.1%	20	↓ - 64.1%	27	↓ - 22.9%
92115 - San Diego	\$436,000	↓ - 0.9%	97.0%	↑ + 0.1%	20	↓ - 36.4%	46	↑ + 7.0%
92116 - Normal Heights	\$574,500	↑ + 8.6%	97.3%	↑ + 1.9%	30	↓ - 6.9%	28	↑ + 7.7%
92117 - Clairemont Mesa	\$660,000	↑ + 10.0%	99.3%	↑ + 2.6%	15	↓ - 41.8%	23	↓ - 25.8%
92118 - Coronado	\$1,825,000	↑ + 38.8%	91.7%	↓ - 3.3%	105	↑ + 39.7%	23	↑ + 76.9%
92119 - San Carlos	\$522,000	↓ - 3.3%	95.5%	↓ - 2.6%	38	↑ + 75.4%	26	↓ - 13.3%
92120 - Del Cerro	\$615,000	↑ + 12.7%	99.1%	↑ + 2.2%	25	↓ - 15.9%	25	↓ - 16.7%
92121 - Sorrento Valley	\$1,053,000	↑ + 90.8%	98.2%	↑ + 0.5%	38	↓ - 10.6%	5	↑ + 25.0%
92122 - University City	\$499,750	↓ - 5.0%	98.3%	↑ + 0.0%	28	↑ + 10.8%	24	↓ - 7.7%
92123 - Mission Valley	\$572,500	↑ + 18.7%	98.9%	↑ + 0.5%	26	↑ + 0.9%	18	↓ - 10.0%
92124 - Tierrasanta	\$635,000	↑ + 12.3%	96.4%	↓ - 1.1%	24	↑ + 2.8%	11	↓ - 38.9%
92126 - Mira Mesa	\$518,000	↓ - 1.3%	99.6%	↑ + 0.0%	16	↓ - 20.3%	33	↓ - 26.7%
92131 - Scripps Miramar	\$619,375	↑ + 29.0%	100.1%	↑ + 3.2%	20	↓ - 30.4%	20	→ 0.0%
92139 - Paradise Hills	\$395,000	↓ - 3.7%	95.5%	↓ - 2.0%	66	↑ + 108.4%	15	→ 0.0%

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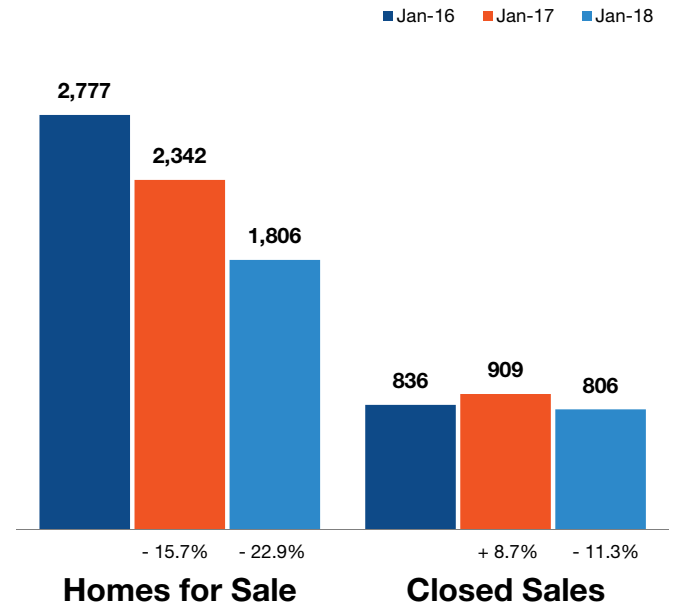
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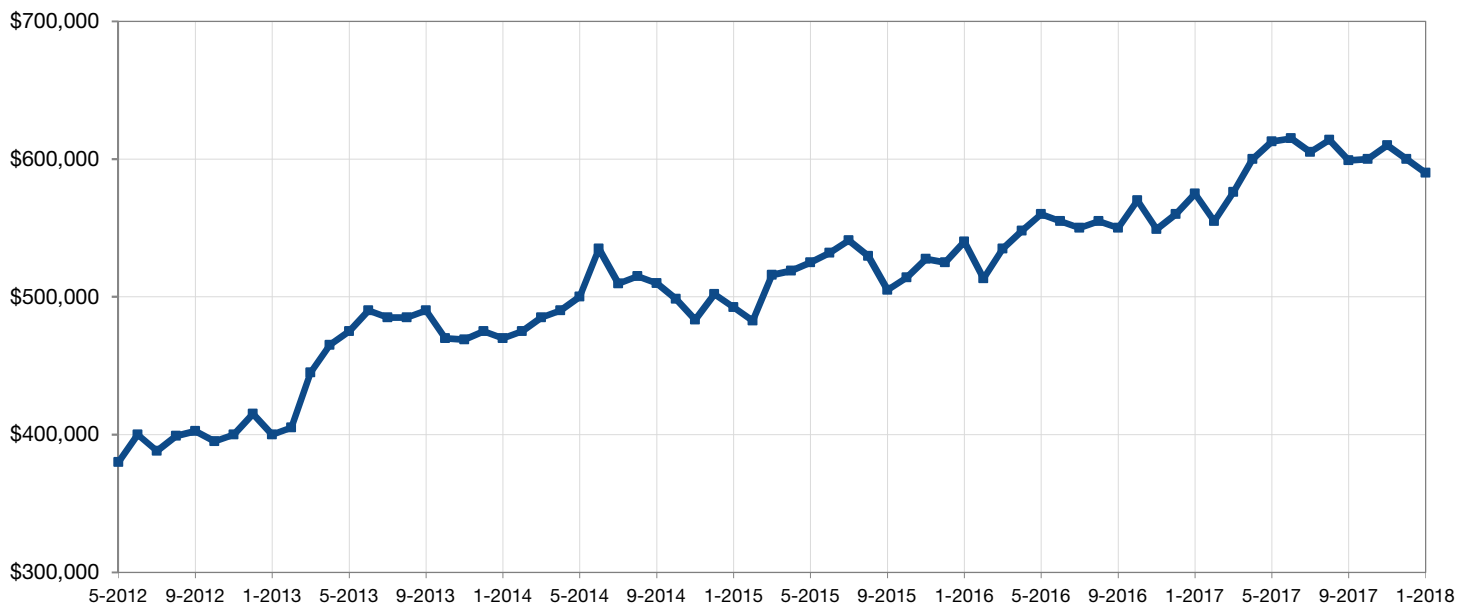
North San Diego County

Key Metrics	Jan-18	1-Yr Chg
Median Sales Price	\$590,000	+ 2.6%
Average Sales Price	\$741,557	+ 4.0%
Pct. of Orig. Price Rec'd.	97.1%	+ 0.6%
Homes for Sale	1,806	- 22.9%
Closed Sales	806	- 11.3%
Months Supply	1.4	- 20.2%
Days on Market	35	- 17.7%

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	
	Jan-18	1-Yr Chg	Jan-18	1-Yr Chg	Jan-18	1-Yr Chg	Jan-18	1-Yr Chg
92003 - Bonsall	\$501,250	↓ - 24.1%	89.6%	↓ - 5.8%	73	↑ + 99.9%	4	↓ - 20.0%
92007 - Cardiff	\$843,500	↓ - 55.7%	95.9%	↑ + 4.0%	37	↓ - 11.9%	7	↑ + 133.3%
92008 - Carlsbad	\$799,000	↓ - 6.5%	95.0%	↓ - 2.4%	38	↑ + 2.3%	15	↑ + 15.4%
92009 - Carlsbad	\$791,000	↓ - 0.5%	96.9%	↑ + 0.6%	32	↓ - 20.4%	43	↓ - 24.6%
92010 - Carlsbad	\$748,500	↑ + 4.0%	99.8%	↑ + 1.5%	14	↓ - 43.1%	14	↓ - 12.5%
92011 - Carlsbad	\$986,000	↑ + 46.6%	96.6%	↑ + 0.3%	23	↓ - 46.4%	16	↓ - 27.3%
92014 - Del Mar	\$1,855,000	↑ + 21.6%	94.1%	↓ - 2.4%	44	↓ - 22.2%	20	↑ + 100.0%
92024 - Encinitas	\$906,500	↓ - 13.4%	95.9%	↑ + 2.5%	46	↓ - 8.8%	30	↓ - 23.1%
92025 - Escondido	\$418,500	↓ - 5.2%	96.8%	↑ + 0.8%	37	↓ - 25.2%	28	↓ - 12.5%
92026 - Escondido	\$500,000	↑ + 7.5%	96.7%	↓ - 0.2%	52	↑ + 9.2%	33	↓ - 5.7%
92027 - Escondido	\$442,500	↑ + 2.9%	98.0%	↓ - 0.0%	28	↓ - 35.0%	47	→ 0.0%
92028 - Fallbrook	\$544,450	↑ + 8.3%	95.4%	↑ + 0.1%	59	↑ + 13.8%	34	↓ - 26.1%
92029 - Escondido	\$729,900	↑ + 30.5%	97.1%	↑ + 7.3%	21	↓ - 76.9%	13	↓ - 18.8%
92054 - Oceanside	\$665,000	↑ + 8.6%	97.1%	↓ - 0.6%	26	↓ - 36.2%	17	↓ - 34.6%
92056 - Oceanside	\$538,500	↑ + 18.2%	97.7%	↓ - 0.1%	25	↑ + 10.3%	50	↑ + 56.3%
92057 - Oceanside	\$456,000	↑ + 4.5%	97.7%	↓ - 1.0%	28	↑ + 19.8%	56	↓ - 3.4%
92058 - Oceanside	\$390,000	↓ - 10.1%	97.2%	↑ + 0.5%	20	↓ - 10.0%	17	↑ + 70.0%
92059 - Pala	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92061 - Pauma Valley	\$379,000	↑ + 35.4%	98.2%	↑ + 15.4%	165	↑ + 69.8%	3	↑ + 200.0%
92064 - Poway	\$771,500	↑ + 25.4%	98.0%	↑ + 1.4%	40	↓ - 15.0%	32	↑ + 18.5%
92065 - Ramona	\$507,500	↑ + 2.7%	96.7%	↓ - 0.4%	37	↓ - 34.4%	30	↓ - 23.1%
92067 - Rancho Santa Fe	\$2,537,500	↑ + 63.7%	89.5%	↑ + 5.0%	79	↓ - 30.4%	12	↓ - 7.7%
92069 - San Marcos	\$545,000	↑ + 4.3%	98.5%	↑ + 1.5%	28	↓ - 29.1%	30	↑ + 15.4%
92075 - Solana Beach	\$1,267,500	↑ + 35.6%	94.0%	↓ - 2.9%	48	↓ - 22.0%	12	↓ - 20.0%
92078 - San Marcos	\$495,000	↓ - 29.4%	98.0%	↑ + 1.5%	38	↑ + 9.4%	33	↓ - 21.4%
92081 - Vista	\$569,500	↑ + 15.1%	99.2%	↑ + 2.2%	12	↓ - 68.0%	11	↓ - 26.7%
92082 - Valley Center	\$586,900	↓ - 2.5%	93.7%	↓ - 0.1%	34	↓ - 46.3%	11	↓ - 45.0%
92083 - Vista	\$380,000	↓ - 7.3%	97.5%	↓ - 1.4%	30	↑ + 13.5%	21	↑ + 31.3%
92084 - Vista	\$615,000	↑ + 27.8%	95.7%	↓ - 0.2%	41	↑ + 0.9%	25	↓ - 21.9%
92091 - Rancho Santa Fe	\$1,400,000	↑ + 3.7%	92.0%	↓ - 5.0%	150	↑ + 571.6%	3	→ 0.0%
92127 - Rancho Bernardo	\$871,598	↓ - 2.3%	98.8%	↑ + 2.1%	32	↓ - 21.8%	40	↓ - 21.6%
92128 - Rancho Bernardo	\$550,000	↑ + 3.3%	97.9%	↑ + 1.2%	21	↓ - 25.0%	55	↓ - 14.1%
92129 - Rancho Penasquitos	\$660,000	↓ - 2.9%	98.5%	↓ - 0.3%	23	↓ - 35.6%	18	↓ - 28.0%
92130 - Carmel Valley	\$870,000	↓ - 1.7%	99.5%	↑ + 2.1%	21	↓ - 35.4%	26	↓ - 49.0%

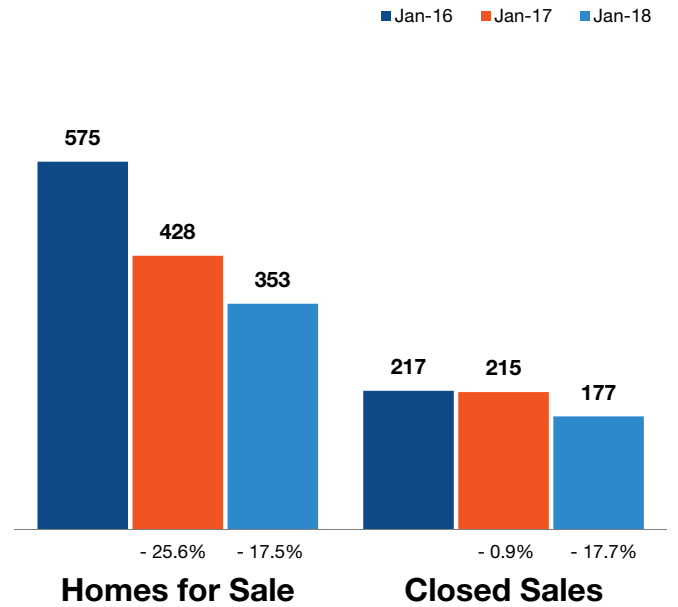
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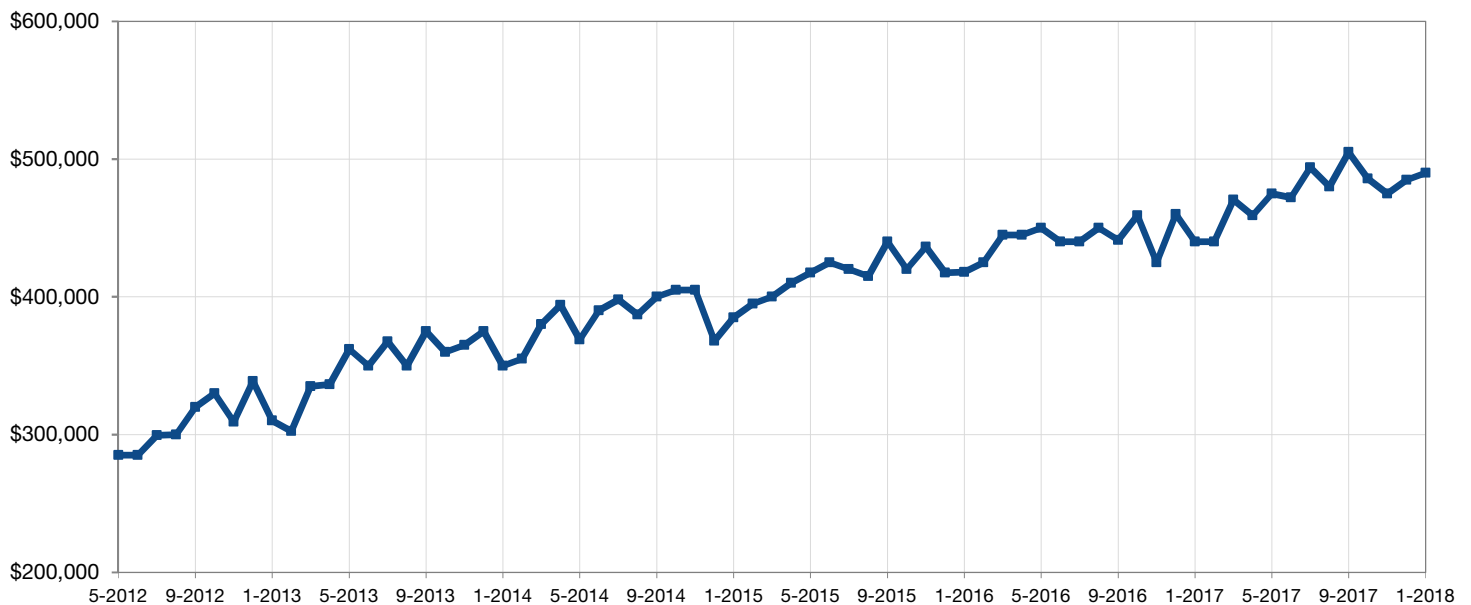
South San Diego County

Key Metrics	Jan-18	1-Yr Chg
Median Sales Price	\$490,000	+ 11.4%
Average Sales Price	\$507,207	+ 11.1%
Pct. of Orig. Price Rec'd.	97.4%	+ 0.5%
Homes for Sale	353	- 17.5%
Closed Sales	177	- 17.7%
Months Supply	1.3	- 15.3%
Days on Market	31	- 17.7%

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	
	Jan-18	1-Yr Chg	Jan-18	1-Yr Chg	Jan-18	1-Yr Chg	Jan-18	1-Yr Chg
91902 - Bonita	\$699,000	↑ + 32.5%	95.0%	↑ + 1.1%	33	↓ - 29.7%	15	↑ + 87.5%
91910 - Chula Vista	\$465,000	↑ + 3.9%	95.8%	↓ - 0.2%	36	↓ - 20.0%	19	↓ - 36.7%
91911 - Chula Vista	\$471,250	↑ + 8.1%	96.6%	↓ - 0.0%	27	↓ - 38.1%	28	↓ - 42.9%
91913 - Chula Vista	\$534,000	↑ + 20.0%	99.0%	↑ + 1.9%	33	↓ - 4.8%	41	↓ - 22.6%
91914 - Chula Vista	\$660,000	↑ + 8.2%	97.9%	↑ + 1.7%	35	↑ + 4.5%	13	↓ - 7.1%
91915 - Chula Vista	\$473,000	↑ + 10.0%	99.1%	↑ + 1.4%	23	↓ - 33.5%	19	↓ - 45.7%
91932 - Imperial Beach	\$499,000	↓ - 8.2%	96.3%	↓ - 0.6%	33	↑ + 29.3%	21	↑ + 110.0%
91950 - National City	\$452,500	↑ + 19.4%	97.0%	↓ - 2.5%	33	↑ + 10.0%	10	↓ - 9.1%
92154 - Otay Mesa	\$421,250	↑ + 6.4%	99.2%	↑ + 2.0%	19	↓ - 50.3%	20	↓ - 28.6%
92173 - San Ysidro	\$430,000	↑ + 33.5%	98.2%	↑ + 2.3%	29	↓ - 24.6%	11	↑ + 120.0%