

Marketwatch Report

March 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	
	Mar-18	1-Yr Chg	Mar-18	1-Yr Chg	Mar-18	1-Yr Chg	Mar-18	1-Yr Chg
East San Diego County	\$479,000	↑ + 8.9%	98.1%	↑ + 0.8%	28	↓ - 15.2%	425	↓ - 14.8%
Metro San Diego County	\$580,000	↑ + 10.4%	98.7%	↑ + 0.5%	24	↓ - 13.6%	828	↓ - 17.9%
North San Diego County	\$625,000	↑ + 8.5%	98.1%	↑ + 0.1%	27	↓ - 13.2%	1,149	↓ - 15.8%
South San Diego County	\$485,000	↑ + 3.1%	98.1%	↓ - 0.3%	30	↑ + 11.0%	215	↓ - 27.1%
San Diego County	\$560,000	↑ + 8.4%	98.3%	↑ + 0.3%	26	↓ - 11.8%	2,651	↓ - 17.7%

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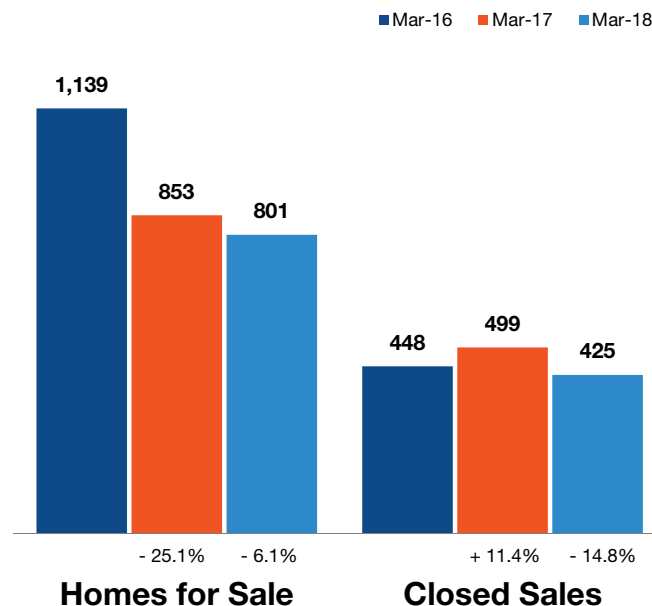
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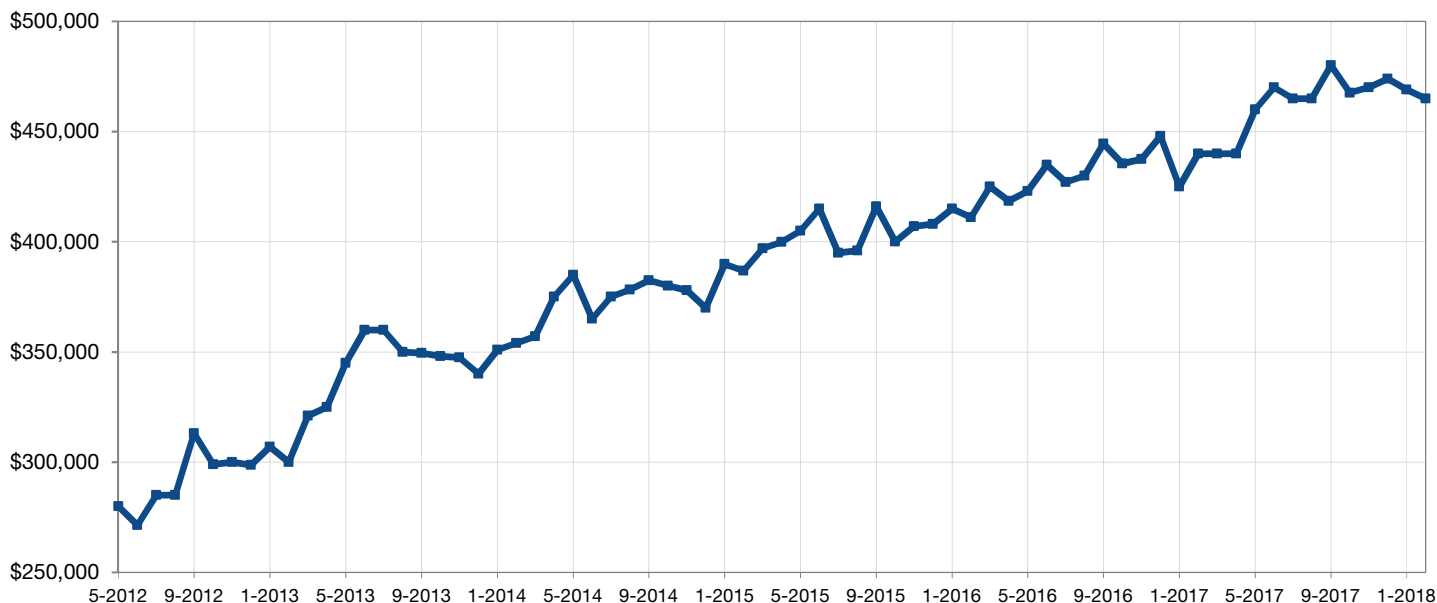
East San Diego County

Key Metrics	Mar-18	1-Yr Chg
Median Sales Price	\$479,000	+ 8.9%
Average Sales Price	\$498,839	+ 11.3%
Pct. of Orig. Price Rec'd.	98.1%	+ 0.8%
Homes for Sale	801	- 6.1%
Closed Sales	425	- 14.8%
Months Supply	1.7	- 6.7%
Days on Market	28	- 15.2%

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	
	Mar-18	1-Yr Chg	Mar-18	1-Yr Chg	Mar-18	1-Yr Chg	Mar-18	1-Yr Chg
91901 - Alpine	\$612,000	↑ + 9.1%	97.7%	↑ + 1.2%	31	↓ - 25.5%	22	↓ - 26.7%
91905 - Boulevard	\$181,500	↓ - 28.8%	97.0%	↑ + 5.8%	58	↓ - 6.0%	2	↓ - 60.0%
91906 - Campo	\$335,000	↓ - 3.3%	98.6%	↓ - 0.6%	7	↓ - 78.5%	3	→ 0.0%
91916 - Descanso	\$470,000	↓ - 7.1%	96.2%	↓ - 3.4%	8	↓ - 85.5%	3	→ 0.0%
91917 - Dulzura	\$417,000	--	102.8%	--	18	--	2	--
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$108,000	↓ - 13.0%	98.2%	↓ - 1.8%	6	↓ - 58.6%	1	↓ - 50.0%
91935 - Jamul	\$674,000	↑ + 12.3%	90.8%	↓ - 10.5%	100	↑ + 106.3%	10	↑ + 11.1%
91941 - La Mesa	\$652,450	↑ + 15.5%	98.6%	↑ + 0.9%	34	↑ + 101.4%	36	↑ + 24.1%
91942 - La Mesa	\$480,000	↓ - 2.0%	97.5%	↓ - 0.3%	18	↓ - 10.0%	40	↓ - 11.1%
91945 - Lemon Grove	\$451,000	↑ + 7.4%	96.3%	↓ - 1.1%	27	↓ - 0.4%	13	↓ - 48.0%
91948 - Mount Laguna	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91962 - Pine Valley	\$477,500	↑ + 62.6%	97.8%	↑ + 14.7%	60	↑ + 242.9%	2	→ 0.0%
91963 - Potrero	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	--	0	↓ - 100.0%
91977 - Spring Valley	\$455,000	↑ + 8.3%	100.5%	↑ + 2.0%	21	↓ - 17.1%	45	↓ - 30.8%
91978 - Spring Valley	\$501,500	↑ + 10.2%	100.1%	↑ + 4.3%	23	↓ - 56.7%	14	↑ + 55.6%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$284,000	↑ + 55.8%	93.6%	↑ + 1.6%	88	↑ + 12.6%	11	↓ - 31.3%
92019 - El Cajon	\$484,950	↑ + 5.4%	98.6%	↑ + 2.3%	24	↓ - 26.9%	40	↓ - 18.4%
92020 - El Cajon	\$449,250	↑ + 9.7%	97.8%	↑ + 2.6%	32	↓ - 25.5%	34	→ 0.0%
92021 - El Cajon	\$425,000	↓ - 4.6%	98.0%	↓ - 1.4%	19	↓ - 38.5%	49	↓ - 27.9%
92036 - Julian	\$372,500	↑ + 24.6%	99.6%	↑ + 14.6%	12	↓ - 89.8%	2	↓ - 75.0%
92040 - Lakeside	\$480,000	↑ + 6.9%	97.3%	↑ + 0.1%	28	↓ - 0.7%	39	↑ + 5.4%
92066 - Ranchita	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92070 - Santa Ysabel	\$0	--	0.0%	--	0	--	0	--
92071 - Santee	\$490,000	↑ + 5.0%	98.6%	↑ + 0.3%	22	↓ - 13.4%	56	↑ + 1.8%
92086 - Warner Springs	\$349,000	↑ + 74.5%	100.0%	→ 0.0%	7	↓ - 82.5%	1	→ 0.0%

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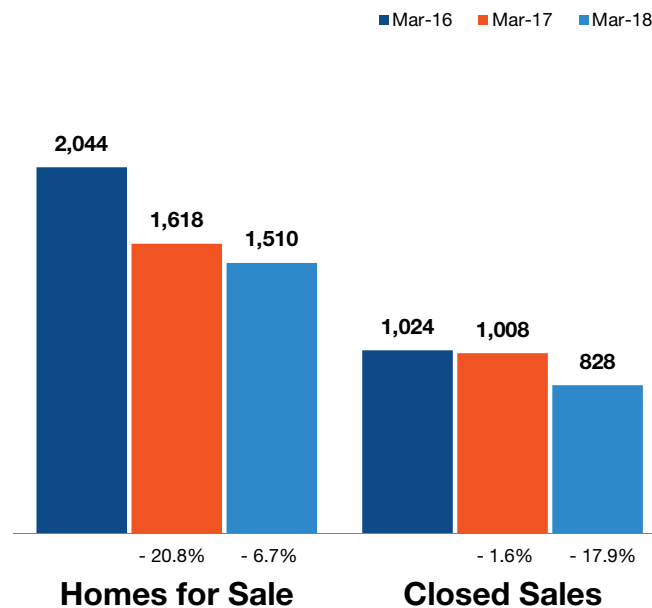
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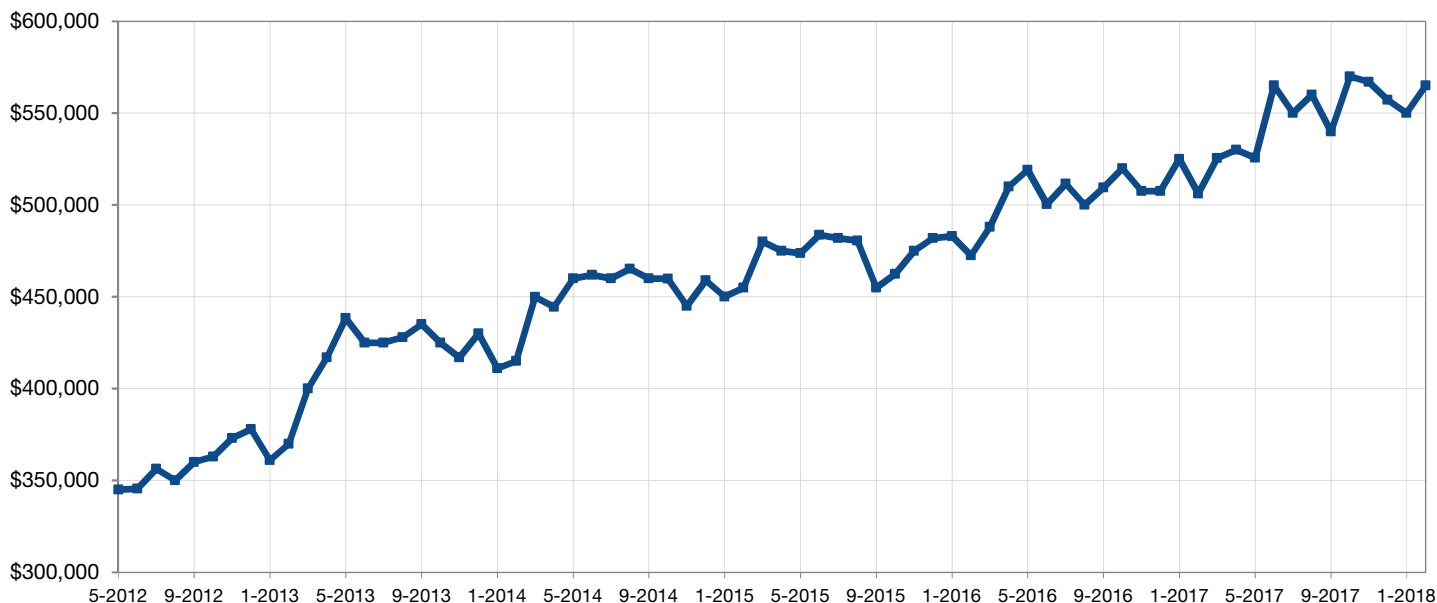
Metro San Diego County

Key Metrics	Mar-18	1-Yr Chg
Median Sales Price	\$580,000	+ 10.4%
Average Sales Price	\$755,677	+ 15.2%
Pct. of Orig. Price Rec'd.	98.7%	+ 0.5%
Homes for Sale	1,510	- 6.7%
Closed Sales	828	- 17.9%
Months Supply	1.6	- 3.7%
Days on Market	24	- 13.6%

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	
	Mar-18	1-Yr Chg	Mar-18	1-Yr Chg	Mar-18	1-Yr Chg	Mar-18	1-Yr Chg
92037 - La Jolla	\$1,400,000	↑ + 25.0%	97.5%	↑ + 1.4%	51	↑ + 30.9%	66	↑ + 20.0%
92101 - San Diego Downtown	\$610,000	↑ + 19.6%	97.2%	↑ + 0.0%	29	↓ - 5.9%	81	↑ + 19.1%
92102 - San Diego Golden Hill	\$385,000	↓ - 12.3%	100.4%	↑ + 1.4%	16	↑ + 51.6%	15	↓ - 6.3%
92103 - Mission Hills-Hillcrest-Midtown	\$750,000	↑ + 27.7%	98.1%	↑ + 0.2%	31	↓ - 28.1%	28	↓ - 46.2%
92104 - North Park	\$600,000	↑ + 35.7%	100.4%	↑ + 1.3%	16	↓ - 21.8%	33	↓ - 29.8%
92105 - East San Diego	\$413,500	↑ + 14.1%	97.9%	↑ + 0.2%	28	↑ + 19.3%	14	↓ - 50.0%
92106 - Point Loma	\$1,230,000	↑ + 24.9%	94.7%	↓ - 5.1%	41	↑ + 38.9%	14	↓ - 44.0%
92107 - Ocean Beach	\$1,321,500	↑ + 102.1%	101.7%	↑ + 3.1%	29	↑ + 25.5%	24	↓ - 14.3%
92108 - Mission Valley	\$378,000	↓ - 22.5%	99.4%	↓ - 0.5%	25	↑ + 48.3%	35	↓ - 10.3%
92109 - Pacific Beach	\$915,000	↑ + 20.9%	98.0%	↑ + 0.5%	33	↓ - 10.4%	31	↓ - 42.6%
92110 - Old Town	\$500,000	↑ + 16.3%	99.0%	↑ + 0.9%	29	↑ + 14.9%	29	→ 0.0%
92111 - Linda Vista	\$500,000	↑ + 10.5%	98.8%	↓ - 0.3%	17	↓ - 18.5%	31	↓ - 27.9%
92113 - Logan Heights	\$352,550	↓ - 4.5%	96.5%	↓ - 1.5%	15	↓ - 29.1%	14	↓ - 26.3%
92114 - Encanto	\$455,000	↑ + 13.0%	98.6%	↑ + 0.2%	22	↓ - 31.4%	39	↓ - 35.0%
92115 - San Diego	\$515,000	↑ + 9.0%	99.3%	↑ + 1.6%	20	↓ - 41.7%	41	↓ - 18.0%
92116 - Normal Heights	\$525,000	↓ - 2.8%	98.7%	↑ + 0.2%	22	↓ - 8.1%	29	↓ - 21.6%
92117 - Clairemont Mesa	\$672,450	↑ + 8.9%	99.8%	↑ + 0.7%	16	→ 0.0%	48	↑ + 9.1%
92118 - Coronado	\$1,647,500	↑ + 19.0%	94.9%	↑ + 3.5%	42	↓ - 55.7%	23	↓ - 8.0%
92119 - San Carlos	\$525,000	↓ - 1.9%	99.2%	↑ + 0.2%	25	↑ + 30.3%	31	↓ - 20.5%
92120 - Del Cerro	\$655,000	↑ + 18.2%	98.7%	↑ + 1.1%	23	↓ - 15.7%	29	↓ - 29.3%
92121 - Sorrento Valley	\$580,000	↑ + 10.0%	102.5%	↑ + 1.0%	6	↓ - 14.7%	5	↑ + 150.0%
92122 - University City	\$496,000	↓ - 0.7%	99.6%	↑ + 0.9%	12	↓ - 30.7%	28	↓ - 36.4%
92123 - Mission Valley	\$565,000	↑ + 5.6%	98.3%	↓ - 1.7%	10	↓ - 48.7%	27	↑ + 58.8%
92124 - Tierrasanta	\$566,250	↑ + 0.1%	99.9%	↑ + 2.5%	12	↓ - 74.7%	18	↓ - 18.2%
92126 - Mira Mesa	\$590,500	↑ + 9.0%	101.1%	↑ + 1.0%	12	↓ - 31.2%	42	↓ - 30.0%
92131 - Scripps Miramar	\$910,000	↑ + 27.5%	98.8%	↓ - 0.4%	14	↓ - 27.1%	37	↓ - 11.9%
92139 - Paradise Hills	\$428,500	↑ + 15.2%	99.1%	↑ + 0.9%	14	↓ - 29.8%	16	↓ - 27.3%

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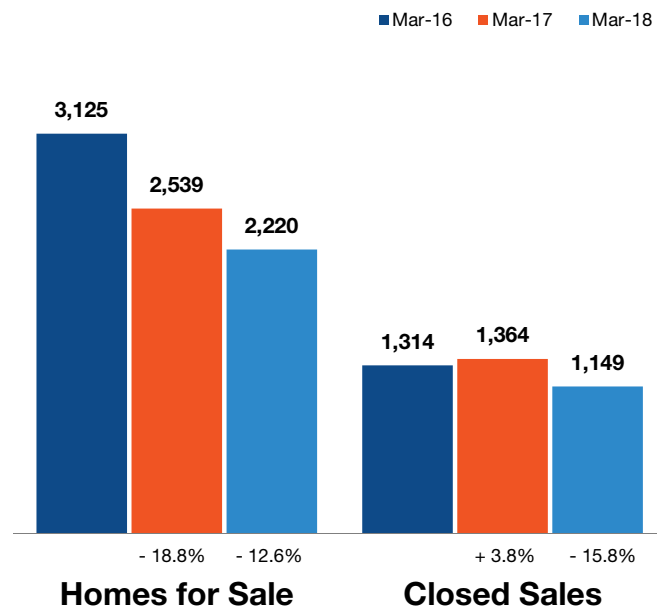
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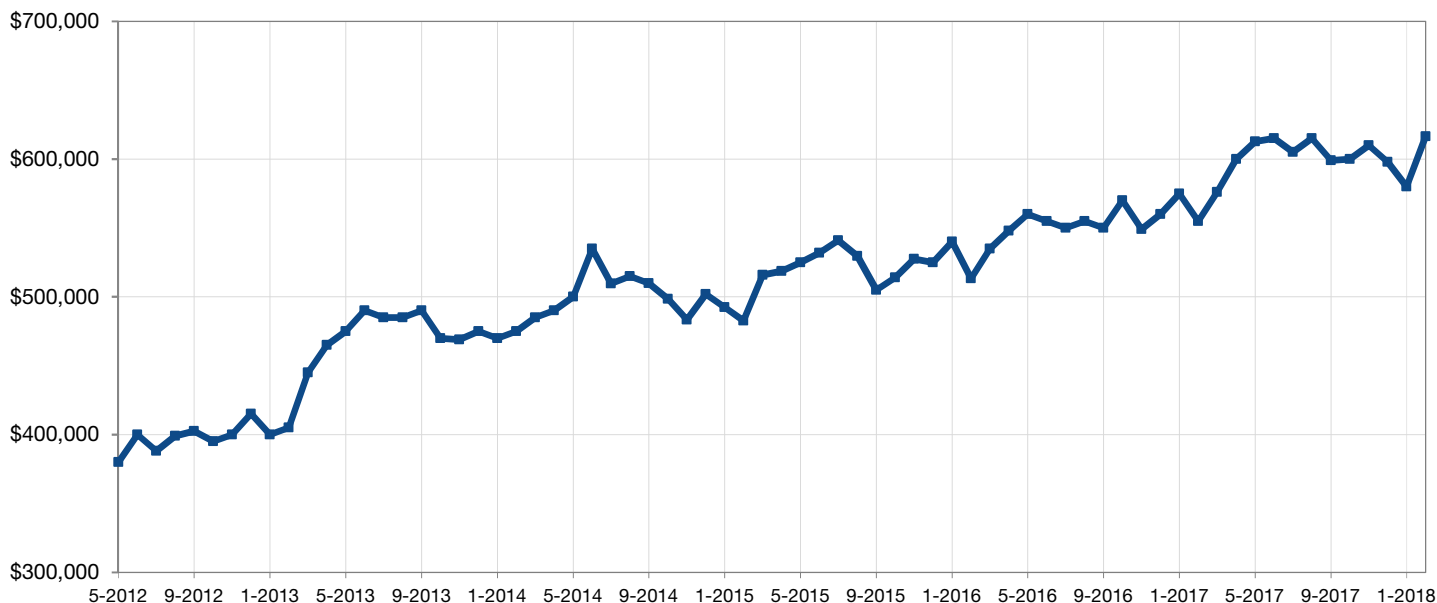
North San Diego County

Key Metrics	Mar-18	1-Yr Chg
Median Sales Price	\$625,000	+ 8.5%
Average Sales Price	\$801,360	+ 13.9%
Pct. of Orig. Price Rec'd.	98.1%	+ 0.1%
Homes for Sale	2,220	- 12.6%
Closed Sales	1,149	- 15.8%
Months Supply	1.8	- 8.1%
Days on Market	27	- 13.2%

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	
	Mar-18	1-Yr Chg	Mar-18	1-Yr Chg	Mar-18	1-Yr Chg	Mar-18	1-Yr Chg
92003 - Bonsall	\$517,500	↑ + 6.0%	93.7%	↓ - 1.0%	83	↑ + 7.5%	7	↑ + 40.0%
92007 - Cardiff	\$1,594,125	↑ + 55.2%	95.3%	↓ - 1.9%	15	↓ - 40.2%	5	↓ - 54.5%
92008 - Carlsbad	\$1,017,500	↑ + 27.2%	97.5%	↑ + 1.1%	24	↓ - 51.6%	16	↓ - 54.3%
92009 - Carlsbad	\$850,000	→ 0.0%	98.1%	↑ + 0.3%	33	↓ - 9.7%	47	↓ - 36.5%
92010 - Carlsbad	\$815,500	↑ + 12.5%	99.6%	↑ + 0.0%	28	↑ + 27.8%	24	↓ - 7.7%
92011 - Carlsbad	\$947,500	↑ + 3.2%	99.3%	↑ + 1.3%	19	↓ - 23.7%	24	↓ - 20.0%
92014 - Del Mar	\$1,760,750	↑ + 34.9%	95.6%	↓ - 4.3%	40	↓ - 4.8%	16	→ 0.0%
92024 - Encinitas	\$1,017,500	↑ + 7.1%	100.1%	↑ + 3.2%	16	↓ - 45.9%	46	↓ - 4.2%
92025 - Escondido	\$515,000	↑ + 23.1%	98.8%	↑ + 0.8%	21	↓ - 31.5%	33	↓ - 2.9%
92026 - Escondido	\$529,000	↑ + 15.0%	98.8%	↑ + 0.5%	22	↓ - 13.9%	46	↓ - 39.5%
92027 - Escondido	\$463,944	↑ + 3.9%	97.9%	↓ - 0.9%	33	↑ + 55.2%	36	↓ - 28.0%
92028 - Fallbrook	\$592,000	↑ + 11.7%	96.2%	↓ - 0.5%	37	↓ - 27.7%	62	↓ - 3.1%
92029 - Escondido	\$779,000	↑ + 10.5%	97.1%	↓ - 1.7%	29	↓ - 32.3%	17	↓ - 19.0%
92054 - Oceanside	\$573,000	↑ + 5.1%	98.1%	↑ + 0.7%	25	↓ - 12.8%	28	↓ - 30.0%
92056 - Oceanside	\$537,500	↑ + 15.5%	98.5%	↑ + 0.4%	24	↑ + 20.3%	78	→ 0.0%
92057 - Oceanside	\$477,000	↑ + 6.6%	97.8%	↓ - 0.2%	26	↓ - 12.6%	80	↓ - 2.4%
92058 - Oceanside	\$465,000	↑ + 32.9%	99.3%	↓ - 0.5%	26	↑ + 79.9%	26	↑ + 30.0%
92059 - Pala	\$750,000	--	93.8%	--	214	--	1	--
92061 - Pauma Valley	\$835,000	↑ + 31.1%	97.2%	↑ + 6.3%	89	↓ - 30.7%	1	↓ - 83.3%
92064 - Poway	\$738,000	↑ + 17.3%	99.4%	↑ + 0.9%	22	↓ - 11.5%	49	↑ + 4.3%
92065 - Ramona	\$522,750	↑ + 7.8%	98.3%	↑ + 1.1%	37	↓ - 23.0%	47	↓ - 4.1%
92067 - Rancho Santa Fe	\$2,250,000	↑ + 4.7%	91.0%	↑ + 1.6%	66	↓ - 42.3%	28	↑ + 115.4%
92069 - San Marcos	\$525,000	↓ - 3.6%	98.2%	↓ - 1.2%	18	↓ - 43.3%	33	↑ + 17.9%
92075 - Solana Beach	\$1,260,068	↑ + 44.0%	93.8%	↑ + 1.4%	48	↓ - 12.0%	17	↑ + 54.5%
92078 - San Marcos	\$582,000	↑ + 3.7%	98.0%	↓ - 0.4%	18	↓ - 6.9%	57	↓ - 26.0%
92081 - Vista	\$532,500	↑ + 1.8%	99.0%	↑ + 0.6%	14	↓ - 34.8%	24	↓ - 22.6%
92082 - Valley Center	\$690,000	↑ + 16.0%	94.2%	↓ - 2.5%	47	↓ - 22.3%	22	↓ - 4.3%
92083 - Vista	\$427,500	↓ - 2.6%	99.1%	↑ + 0.9%	24	↑ + 61.0%	24	↑ + 14.3%
92084 - Vista	\$640,000	↑ + 16.6%	98.3%	↑ + 1.0%	24	↓ - 31.7%	27	↓ - 47.1%
92091 - Rancho Santa Fe	\$1,537,500	↓ - 35.2%	94.2%	↑ + 4.3%	59	↑ + 239.6%	7	↑ + 133.3%
92127 - Rancho Bernardo	\$945,784	↑ + 5.7%	99.0%	↑ + 0.0%	26	↓ - 1.7%	46	↓ - 43.2%
92128 - Rancho Bernardo	\$612,000	↑ + 12.3%	100.2%	↑ + 1.5%	10	↓ - 44.0%	71	↓ - 32.4%
92129 - Rancho Penasquitos	\$735,000	↑ + 2.7%	99.5%	↓ - 0.9%	10	↓ - 48.5%	38	↑ + 2.7%
92130 - Carmel Valley	\$1,106,000	↑ + 15.1%	98.8%	↓ - 0.4%	27	↓ - 2.6%	66	↓ - 7.0%

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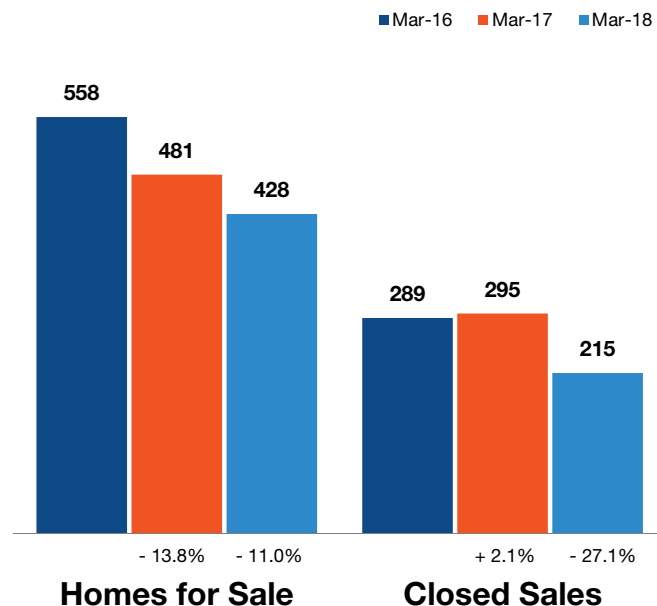
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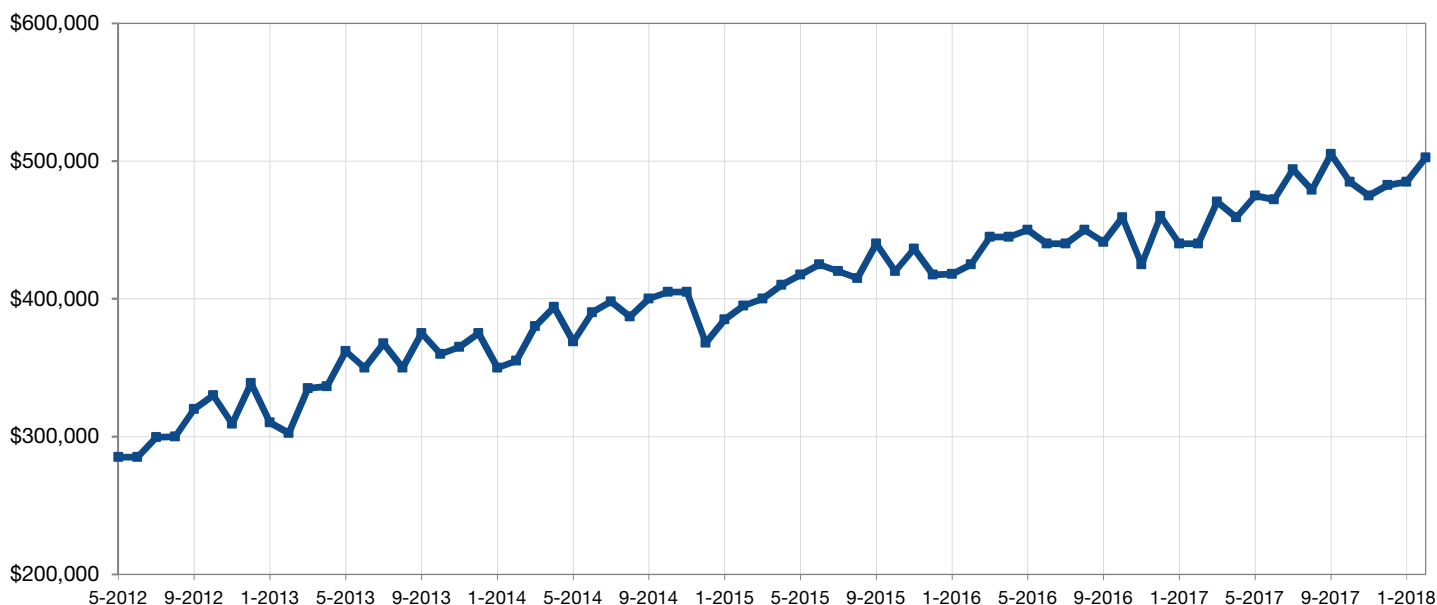
South San Diego County

Key Metrics	Mar-18	1-Yr Chg
Median Sales Price	\$485,000	+ 3.1%
Average Sales Price	\$503,251	+ 4.4%
Pct. of Orig. Price Rec'd.	98.1%	- 0.3%
Homes for Sale	428	- 11.0%
Closed Sales	215	- 27.1%
Months Supply	1.5	- 7.6%
Days on Market	30	+ 11.0%

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	
	Mar-18	1-Yr Chg	Mar-18	1-Yr Chg	Mar-18	1-Yr Chg	Mar-18	1-Yr Chg
91902 - Bonita	\$685,000	↑ + 7.0%	97.9%	↑ + 0.9%	28	↑ + 5.2%	19	↑ + 11.8%
91910 - Chula Vista	\$470,000	↓ - 0.4%	98.5%	↓ - 0.0%	23	↑ + 13.2%	31	↓ - 36.7%
91911 - Chula Vista	\$466,000	↑ + 6.2%	97.5%	↓ - 2.5%	21	↓ - 39.4%	30	↓ - 30.2%
91913 - Chula Vista	\$516,000	↑ + 11.0%	98.7%	↑ + 0.2%	38	↑ + 52.9%	48	↓ - 37.7%
91914 - Chula Vista	\$702,000	↑ + 10.6%	97.1%	↓ - 1.0%	42	↑ + 127.9%	15	↓ - 25.0%
91915 - Chula Vista	\$460,000	↓ - 6.1%	98.5%	↓ - 0.2%	25	↓ - 20.1%	34	↓ - 20.9%
91932 - Imperial Beach	\$565,000	↑ + 4.8%	96.6%	↓ - 2.9%	54	↑ + 145.9%	17	↑ + 6.3%
91950 - National City	\$416,500	↑ + 1.2%	98.4%	↑ + 3.1%	31	↓ - 33.3%	10	↓ - 54.5%
92154 - Otay Mesa	\$470,000	↑ + 9.2%	98.8%	↑ + 1.0%	27	↑ + 13.1%	33	↓ - 36.5%
92173 - San Ysidro	\$345,000	↓ - 17.2%	98.7%	↑ + 0.5%	16	↓ - 41.3%	11	↑ + 37.5%