

# Marketwatch Report

## November 2016

North San Diego County  
Association of REALTORS®



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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	
	Nov-16	1-Yr Chg	Nov-16	1-Yr Chg	Nov-16	1-Yr Chg	Nov-16	1-Yr Chg
East San Diego County	\$440,000	↑ + 8.4%	96.7%	↓ - 0.2%	30	↓ - 15.8%	386	↑ + 19.1%
Metro San Diego County	\$510,250	↑ + 7.4%	96.7%	↑ + 0.2%	30	↓ - 18.2%	881	↑ + 17.5%
North San Diego County	\$555,000	↑ + 4.9%	96.3%	↑ + 0.4%	37	↓ - 14.1%	1,154	↑ + 18.4%
South San Diego County	\$425,000	↓ - 2.6%	97.5%	↑ + 0.3%	34	↓ - 1.3%	258	↑ + 8.4%
<b>San Diego County</b>	<b>\$500,000</b>	<b>↑ + 5.9%</b>	<b>96.6%</b>	<b>↑ + 0.2%</b>	<b>33</b>	<b>↓ - 14.6%</b>	<b>2,719</b>	<b>↑ + 16.9%</b>

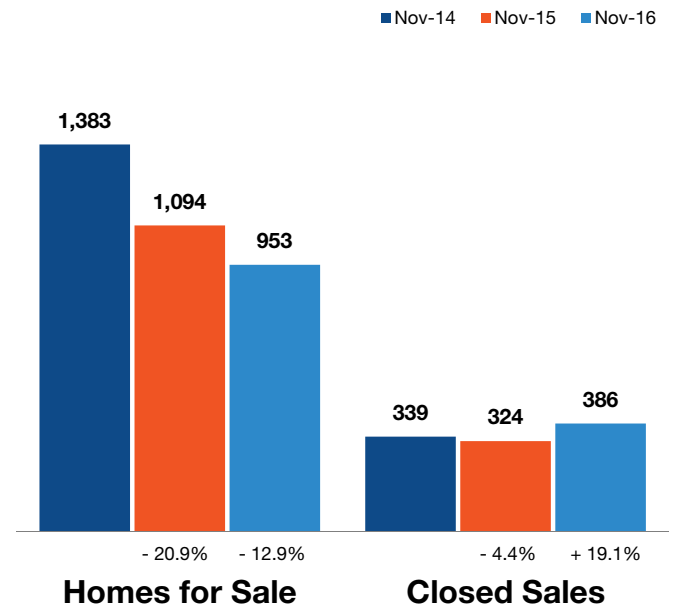
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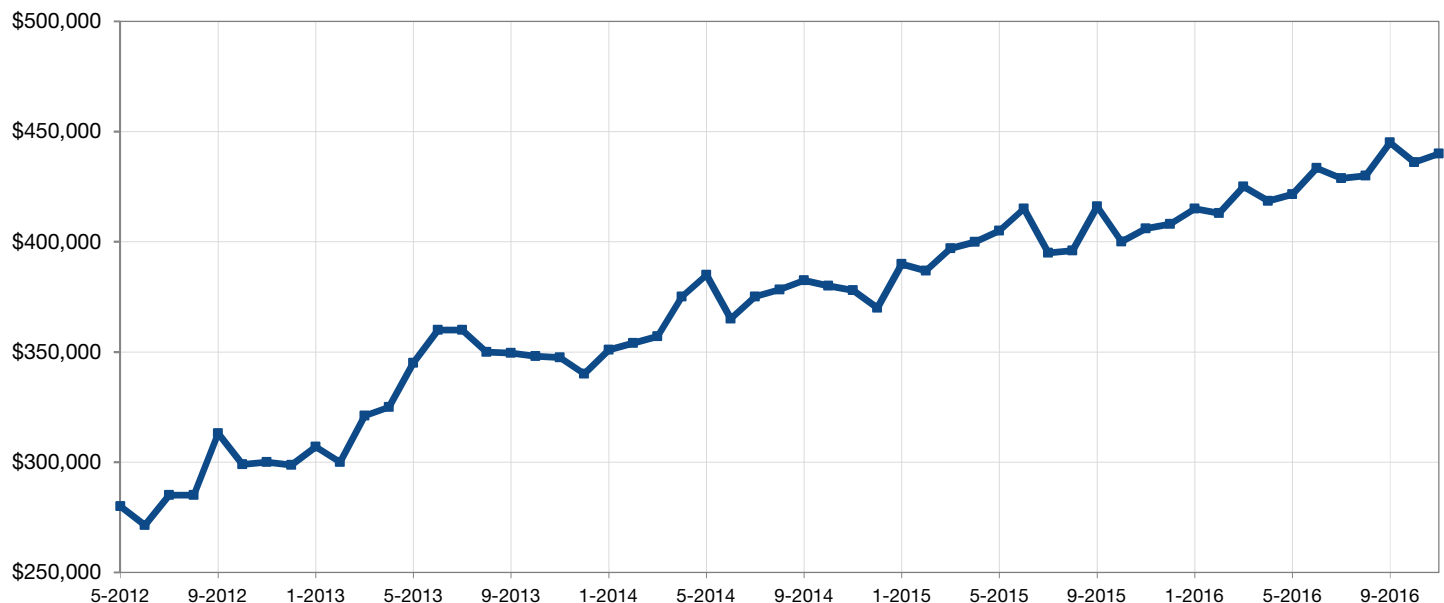
## East San Diego County

Key Metrics	Nov-16	1-Yr Chg
Median Sales Price	\$440,000	+ 8.4%
Average Sales Price	\$449,056	+ 8.7%
Pct. of Orig. Price Rec'd.	96.7%	- 0.2%
Homes for Sale	953	- 12.9%
Closed Sales	386	+ 19.1%
Months Supply	2.1	- 14.8%
Days on Market	30	- 15.8%

### 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	
	Nov-16	1-Yr Chg	Nov-16	1-Yr Chg	Nov-16	1-Yr Chg	Nov-16	1-Yr Chg
91901 - Alpine	\$585,000	↑ + 5.9%	95.7%	↑ + 0.8%	51	↑ + 67.8%	28	↑ + 55.6%
91905 - Boulevard	\$90,825	↓ - 56.8%	53.5%	↓ - 36.6%	144	↑ + 82.3%	1	→ 0.0%
91906 - Campo	\$273,000	↑ + 18.7%	104.3%	↑ + 3.6%	19	↓ - 73.0%	7	↑ + 133.3%
91916 - Descanso	\$549,900	↑ + 41.0%	100.0%	↑ + 3.9%	12	↓ - 81.1%	1	↓ - 80.0%
91917 - Dulzura	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91935 - Jamul	\$850,000	↑ + 51.8%	93.5%	↓ - 0.9%	84	↑ + 2.1%	2	↓ - 60.0%
91941 - La Mesa	\$552,000	↑ + 12.7%	95.2%	↑ + 0.6%	34	↑ + 3.4%	26	↑ + 4.0%
91942 - La Mesa	\$485,000	↑ + 21.1%	96.3%	↓ - 0.1%	31	↑ + 21.3%	27	↑ + 12.5%
91945 - Lemon Grove	\$415,000	↑ + 11.9%	97.4%	↓ - 4.5%	29	↓ - 41.8%	21	↑ + 75.0%
91948 - Mount Laguna	\$0	--	0.0%	--	0	--	0	--
91962 - Pine Valley	\$465,000	↑ + 12.0%	100.0%	↑ + 5.8%	22	↓ - 71.8%	1	→ 0.0%
91963 - Potrero	\$0	--	0.0%	--	0	--	0	--
91977 - Spring Valley	\$420,000	↑ + 9.0%	97.7%	↑ + 0.2%	22	↓ - 33.8%	53	↑ + 47.2%
91978 - Spring Valley	\$522,000	↑ + 36.8%	99.6%	↑ + 1.7%	23	↑ + 55.0%	4	↓ - 33.3%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$435,000	↑ + 85.5%	89.0%	↓ - 8.5%	16	↓ - 73.8%	1	↓ - 50.0%
92019 - El Cajon	\$477,500	↑ + 15.1%	96.1%	↑ + 0.1%	30	↓ - 17.1%	46	↑ + 24.3%
92020 - El Cajon	\$450,000	↑ + 1.1%	96.4%	↓ - 0.1%	27	↑ + 29.4%	35	↑ + 45.8%
92021 - El Cajon	\$431,000	↑ + 16.5%	97.6%	↑ + 0.4%	19	↓ - 37.6%	48	↑ + 17.1%
92036 - Julian	\$349,000	↑ + 22.5%	94.5%	↓ - 2.4%	30	↓ - 58.3%	7	↑ + 133.3%
92040 - Lakeside	\$407,500	↓ - 3.9%	98.2%	↑ + 0.1%	29	↓ - 49.9%	21	↓ - 30.0%
92066 - Ranchita	\$0	--	0.0%	--	0	--	0	--
92070 - Santa Ysabel	\$440,000	--	88.9%	--	162	--	1	--
92071 - Santee	\$415,000	↑ + 7.1%	96.8%	↓ - 1.0%	30	↑ + 12.8%	51	↑ + 4.1%
92086 - Warner Springs	\$350,000	--	93.9%	--	65	--	5	--

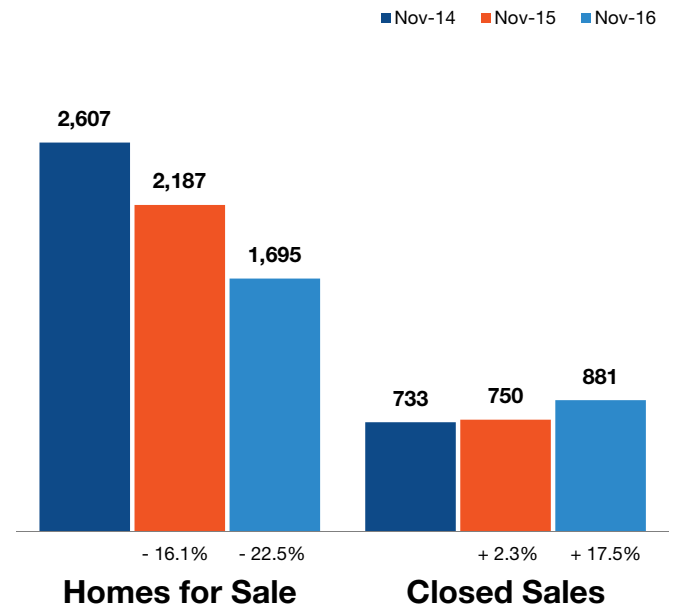
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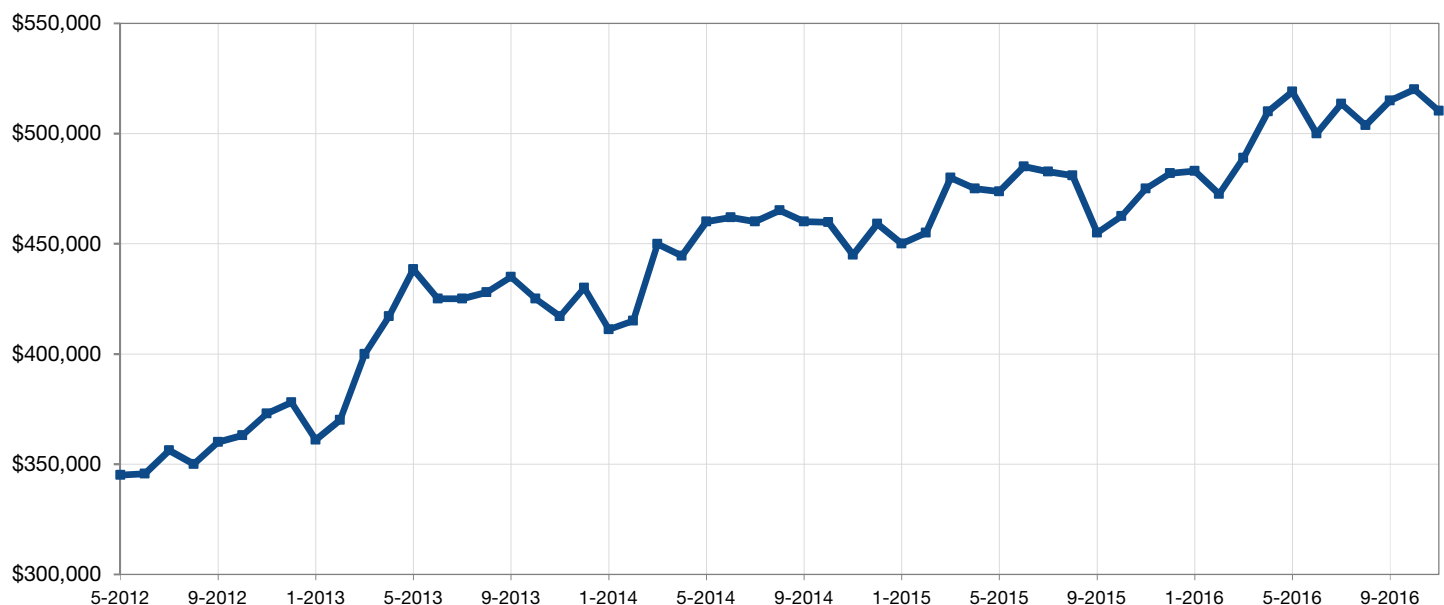
## Metro San Diego County

Key Metrics	Nov-16	1-Yr Chg
Median Sales Price	\$510,250	+ 7.4%
Average Sales Price	\$644,856	- 1.0%
Pct. of Orig. Price Rec'd.	96.7%	+ 0.2%
Homes for Sale	1,695	- 22.5%
Closed Sales	881	+ 17.5%
Months Supply	1.7	- 23.5%
Days on Market	30	- 18.2%

### 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	
	Nov-16	1-Yr Chg	Nov-16	1-Yr Chg	Nov-16	1-Yr Chg	Nov-16	1-Yr Chg
92037 - La Jolla	\$1,100,000	↓ - 17.0%	94.9%	↑ + 1.5%	40	↓ - 34.8%	63	↑ + 14.5%
92101 - San Diego Downtown	\$502,000	↑ + 5.7%	96.7%	↑ + 0.5%	37	↑ + 12.2%	70	↑ + 55.6%
92102 - San Diego Golden Hill	\$375,000	↑ + 13.6%	96.7%	↑ + 0.2%	31	↓ - 21.1%	21	↑ + 5.0%
92103 - Mission Hills-Hillcrest-Midtown	\$740,000	↑ + 40.0%	95.1%	↓ - 2.5%	43	↓ - 22.0%	35	↑ + 9.4%
92104 - North Park	\$399,000	↓ - 17.7%	95.8%	↓ - 0.3%	31	↑ + 39.8%	42	↑ + 68.0%
92105 - East San Diego	\$306,000	↑ + 1.2%	94.9%	↓ - 5.9%	31	↓ - 28.4%	15	→ 0.0%
92106 - Point Loma	\$965,000	↓ - 0.8%	96.4%	↑ + 1.8%	27	↓ - 40.6%	25	↑ + 38.9%
92107 - Ocean Beach	\$791,000	↑ + 0.1%	97.6%	↑ + 1.2%	26	↓ - 19.8%	23	↑ + 21.1%
92108 - Mission Valley	\$375,000	↑ + 25.0%	97.7%	↑ + 1.2%	23	↓ - 33.6%	23	↓ - 43.9%
92109 - Pacific Beach	\$656,450	↓ - 6.8%	96.3%	↑ + 2.7%	37	↓ - 28.5%	50	↑ + 19.0%
92110 - Old Town	\$412,500	↑ + 13.0%	95.7%	↓ - 2.3%	39	↑ + 35.9%	26	↑ + 23.8%
92111 - Linda Vista	\$517,500	↑ + 20.3%	97.6%	↑ + 1.6%	19	↓ - 37.2%	34	↑ + 3.0%
92113 - Logan Heights	\$333,500	↑ + 16.0%	94.9%	↓ - 2.4%	22	↓ - 58.3%	12	↑ + 33.3%
92114 - Encanto	\$390,000	↑ + 4.0%	96.9%	↓ - 2.5%	23	↑ + 50.2%	34	→ 0.0%
92115 - San Diego	\$454,000	↑ + 3.8%	94.5%	↓ - 2.4%	33	↑ + 47.9%	48	↓ - 2.0%
92116 - Normal Heights	\$529,500	↑ + 31.6%	98.2%	↑ + 1.6%	15	↓ - 55.3%	40	↑ + 14.3%
92117 - Clairemont Mesa	\$549,500	↑ + 10.7%	98.8%	↑ + 1.8%	20	↓ - 24.9%	44	↑ + 10.0%
92118 - Coronado	\$1,353,475	↓ - 19.0%	92.4%	↑ + 3.2%	90	↓ - 24.3%	20	↑ + 42.9%
92119 - San Carlos	\$509,125	↓ - 0.6%	97.0%	↓ - 0.2%	21	↓ - 24.6%	36	↑ + 38.5%
92120 - Del Cerro	\$550,875	↓ - 1.6%	96.7%	↑ + 0.2%	35	↑ + 45.6%	32	↑ + 3.2%
92121 - Sorrento Valley	\$553,000	↓ - 31.9%	99.5%	↑ + 0.3%	27	↓ - 35.7%	4	→ 0.0%
92122 - University City	\$488,500	↑ + 2.5%	97.1%	↑ + 1.2%	23	↓ - 57.0%	31	↑ + 10.7%
92123 - Mission Valley	\$485,000	↑ + 7.8%	98.3%	↑ + 0.5%	32	↑ + 91.9%	23	↑ + 76.9%
92124 - Tierrasanta	\$515,500	↑ + 12.7%	98.1%	↓ - 0.3%	16	↓ - 46.9%	10	↓ - 16.7%
92126 - Mira Mesa	\$535,000	↑ + 13.0%	98.3%	↑ + 1.1%	19	↓ - 38.2%	55	↑ + 12.2%
92131 - Scripps Miramar	\$716,500	↓ - 3.3%	97.2%	↓ - 1.2%	33	↑ + 22.7%	46	↑ + 142.1%
92139 - Paradise Hills	\$395,000	↑ + 11.3%	98.9%	↑ + 1.5%	23	↓ - 50.8%	19	↓ - 9.5%

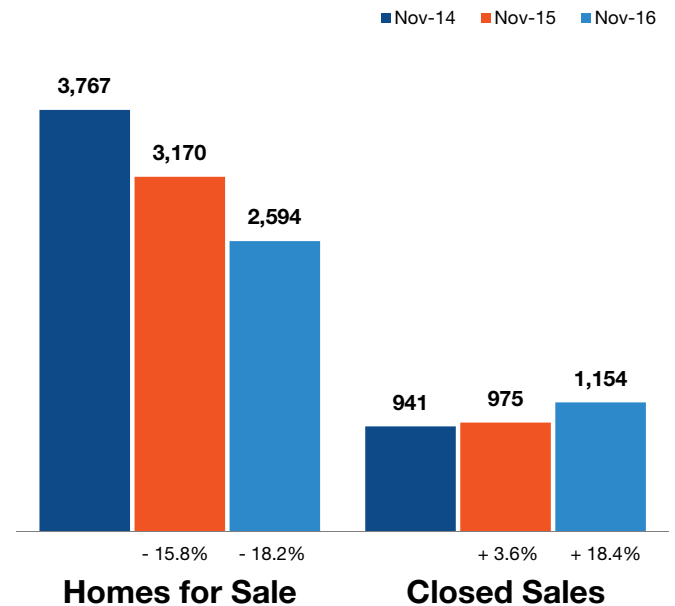
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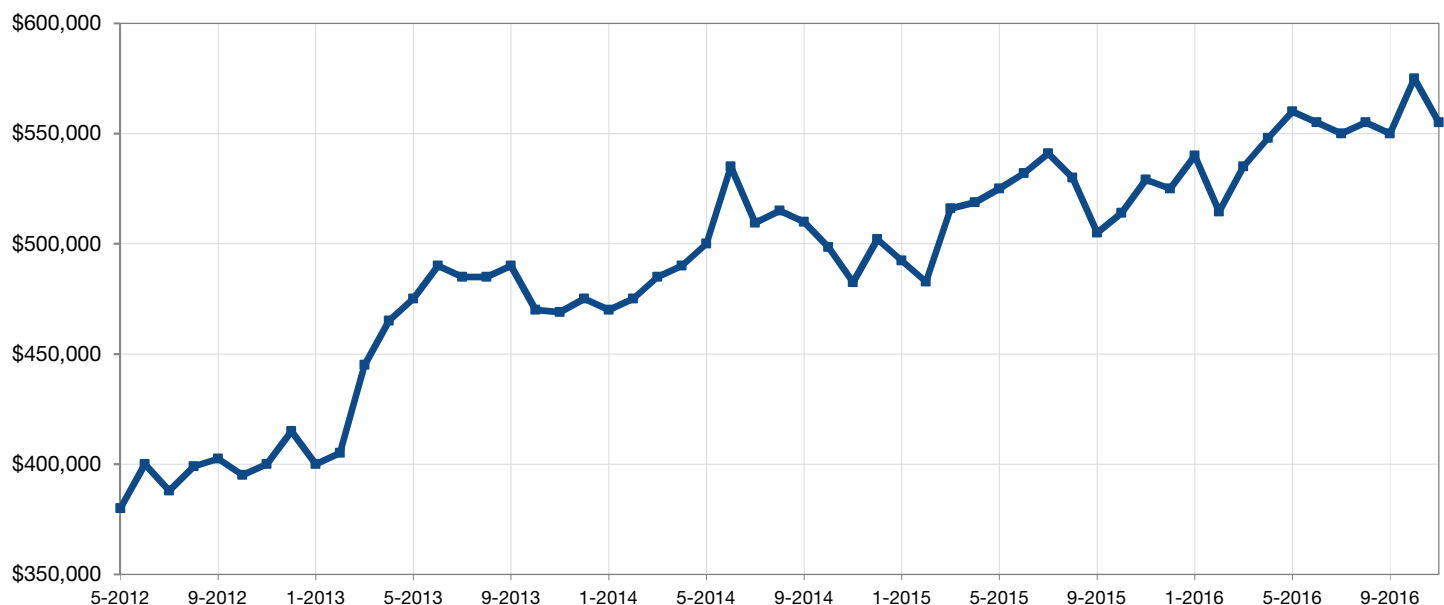
## North San Diego County

Key Metrics	Nov-16	1-Yr Chg
Median Sales Price	\$555,000	+ 4.9%
Average Sales Price	\$730,067	+ 9.5%
Pct. of Orig. Price Rec'd.	96.3%	+ 0.4%
Homes for Sale	2,594	- 18.2%
Closed Sales	1,154	+ 18.4%
Months Supply	1.9	- 20.1%
Days on Market	37	- 14.1%

### 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	
	Nov-16	1-Yr Chg	Nov-16	1-Yr Chg	Nov-16	1-Yr Chg	Nov-16	1-Yr Chg
92003 - Bonsall	\$400,000	↓ - 4.3%	92.6%	↓ - 0.5%	40	↓ - 49.1%	6	↑ + 20.0%
92007 - Cardiff	\$950,000	↓ - 16.3%	94.6%	↓ - 1.5%	23	↓ - 46.0%	7	↓ - 50.0%
92008 - Carlsbad	\$795,000	↓ - 6.6%	98.5%	↑ + 2.9%	26	↓ - 48.4%	18	↓ - 18.2%
92009 - Carlsbad	\$767,000	↑ + 23.4%	96.8%	↑ + 0.6%	36	↓ - 10.7%	44	↓ - 21.4%
92010 - Carlsbad	\$671,944	↑ + 12.0%	96.9%	↓ - 1.2%	26	↓ - 30.1%	16	↓ - 5.9%
92011 - Carlsbad	\$749,500	↑ + 18.2%	94.1%	↓ - 2.5%	47	↑ + 42.7%	20	↑ + 5.3%
92014 - Del Mar	\$1,712,500	↑ + 22.3%	92.5%	↓ - 1.7%	40	↓ - 10.3%	16	↓ - 5.9%
92024 - Encinitas	\$965,000	↑ + 15.6%	96.2%	↑ + 1.0%	43	↓ - 1.2%	59	↑ + 37.2%
92025 - Escondido	\$448,500	↓ - 4.1%	93.8%	↓ - 1.5%	45	↑ + 46.9%	36	↑ + 80.0%
92026 - Escondido	\$462,500	↑ + 11.7%	95.6%	↓ - 1.0%	43	↓ - 1.5%	60	↑ + 50.0%
92027 - Escondido	\$442,000	↑ + 19.3%	98.0%	↑ + 1.6%	29	↓ - 12.7%	48	↑ + 60.0%
92028 - Fallbrook	\$488,500	↑ + 4.0%	95.9%	↑ + 1.6%	40	↓ - 45.5%	52	↑ + 20.9%
92029 - Escondido	\$640,550	↓ - 6.1%	92.9%	↓ - 3.4%	50	↓ - 21.3%	25	↑ + 38.9%
92054 - Oceanside	\$515,000	↑ + 8.4%	95.0%	↓ - 0.2%	31	↓ - 28.3%	29	↓ - 12.1%
92056 - Oceanside	\$496,000	↑ + 8.1%	98.0%	↑ + 1.0%	23	↓ - 23.6%	51	↓ - 3.8%
92057 - Oceanside	\$412,500	↑ + 13.0%	97.8%	↑ + 1.7%	22	↓ - 52.8%	84	↓ - 7.7%
92058 - Oceanside	\$355,000	↓ - 9.9%	98.2%	↑ + 0.5%	30	↑ + 25.0%	13	↓ - 18.8%
92059 - Pala	\$445,000	--	81.1%	--	301	--	1	--
92061 - Pauma Valley	\$297,500	↓ - 27.6%	99.2%	↑ + 3.7%	23	↑ + 2,150.0%	2	↑ + 100.0%
92064 - Poway	\$614,500	↓ - 2.6%	94.6%	↓ - 2.6%	38	↑ + 6.8%	45	↑ + 25.0%
92065 - Ramona	\$459,750	↑ + 1.6%	94.7%	↓ - 2.0%	51	↑ + 8.9%	34	↓ - 5.6%
92067 - Rancho Santa Fe	\$2,550,000	↑ + 2.0%	89.2%	↓ - 1.6%	120	↑ + 13.6%	25	↑ + 92.3%
92069 - San Marcos	\$460,000	↓ - 5.9%	97.2%	↑ + 1.2%	31	↓ - 21.4%	29	↑ + 20.8%
92075 - Solana Beach	\$1,390,000	↑ + 23.0%	95.4%	↓ - 0.2%	32	↓ - 26.8%	12	↓ - 25.0%
92078 - San Marcos	\$600,000	↑ + 13.4%	96.7%	↓ - 0.0%	29	↓ - 24.3%	64	↑ + 16.4%
92081 - Vista	\$491,000	↓ - 6.5%	99.0%	↑ + 2.0%	26	↓ - 37.0%	23	↑ + 9.5%
92082 - Valley Center	\$610,000	↑ + 11.0%	96.3%	↑ + 3.8%	45	↓ - 44.3%	19	↑ + 137.5%
92083 - Vista	\$423,000	↑ + 22.6%	95.6%	↑ + 0.7%	47	↑ + 5.5%	21	↑ + 23.5%
92084 - Vista	\$515,000	↑ + 16.7%	96.5%	↑ + 0.9%	43	↑ + 63.4%	35	↑ + 25.0%
92091 - Rancho Santa Fe	\$4,990,000	↑ + 193.5%	84.6%	↓ - 9.7%	245	↑ + 301.6%	1	↓ - 85.7%
92127 - Rancho Bernardo	\$689,000	↓ - 18.1%	96.2%	↑ + 0.5%	32	↓ - 16.3%	62	↑ + 82.4%
92128 - Rancho Bernardo	\$545,000	↑ + 2.8%	97.2%	↑ + 2.2%	29	↓ - 27.7%	81	↑ + 28.6%
92129 - Rancho Penasquitos	\$616,000	↑ + 8.1%	97.8%	↑ + 2.5%	32	↓ - 18.6%	55	↑ + 77.4%
92130 - Carmel Valley	\$950,500	↑ + 2.8%	97.8%	↑ + 2.2%	31	↓ - 6.1%	61	↑ + 27.1%



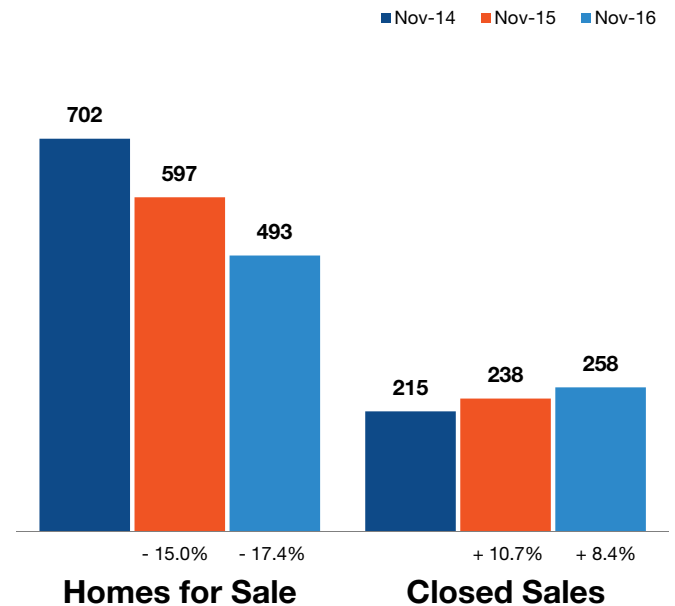
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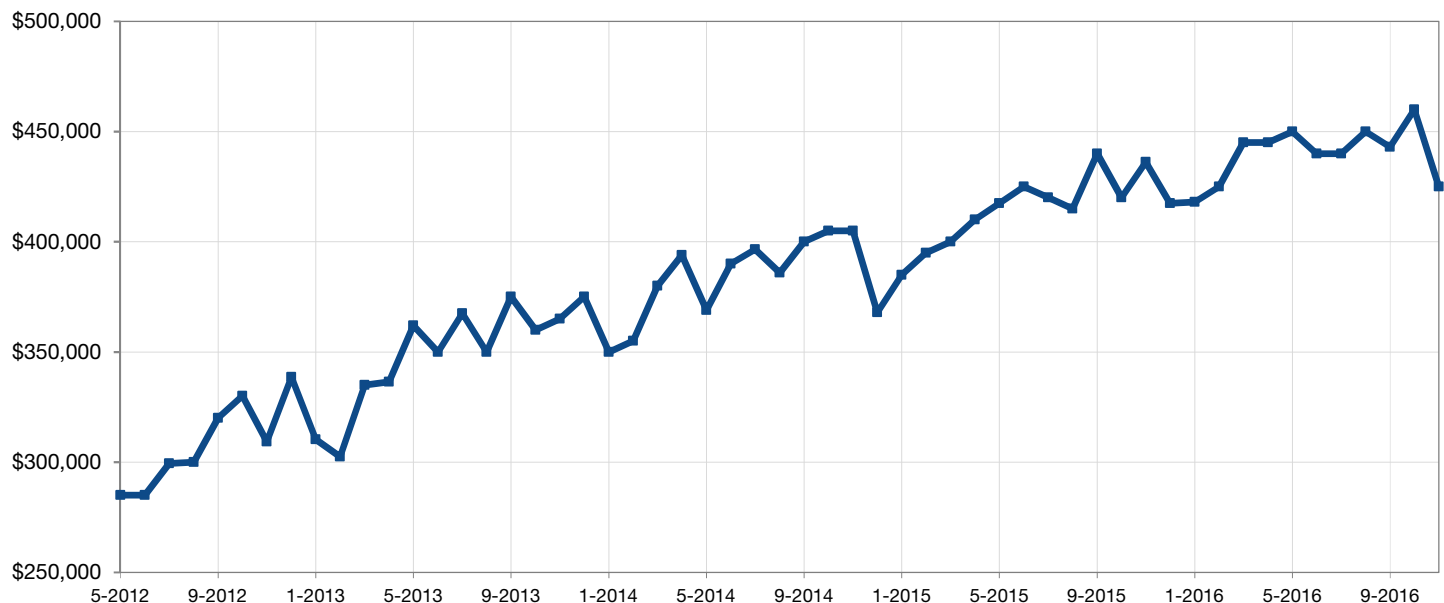
## South San Diego County

Key Metrics	Nov-16	1-Yr Chg
Median Sales Price	\$425,000	- 2.6%
Average Sales Price	\$456,445	+ 2.5%
Pct. of Orig. Price Rec'd.	97.5%	+ 0.3%
Homes for Sale	493	- 17.4%
Closed Sales	258	+ 8.4%
Months Supply	1.7	- 19.7%
Days on Market	34	- 1.3%

### Market Activity



### Historical Median Sales Price for South San Diego County



# Marketwatch Report

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## South San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Nov-16	1-Yr Chg	Nov-16	1-Yr Chg	Nov-16	1-Yr Chg	Nov-16	1-Yr Chg
91902 - Bonita	\$605,000	↑ + 12.6%	96.7%	↑ + 2.5%	32	↓ - 11.3%	11	↓ - 50.0%
91910 - Chula Vista	\$408,750	↓ - 10.2%	95.3%	↓ - 0.5%	24	↓ - 37.8%	42	↓ - 14.3%
91911 - Chula Vista	\$421,500	↑ + 3.3%	98.3%	↓ - 1.0%	31	↑ + 36.9%	48	↑ + 45.5%
91913 - Chula Vista	\$448,500	↑ + 2.0%	98.4%	↑ + 0.9%	30	↓ - 10.2%	66	↑ + 83.3%
91914 - Chula Vista	\$615,000	↓ - 0.8%	98.1%	↑ + 1.6%	49	↓ - 3.4%	21	↑ + 23.5%
91915 - Chula Vista	\$460,000	↓ - 14.8%	97.3%	↓ - 2.3%	34	↑ + 23.1%	30	↓ - 3.2%
91932 - Imperial Beach	\$427,500	↓ - 5.5%	97.8%	↓ - 1.5%	28	↑ + 0.4%	16	→ 0.0%
91950 - National City	\$360,000	↑ + 9.1%	97.7%	↑ + 2.1%	71	↑ + 67.7%	18	↓ - 18.2%
92154 - Otay Mesa	\$433,500	↑ + 12.6%	98.8%	↑ + 0.6%	26	↓ - 20.5%	37	→ 0.0%
92173 - San Ysidro	\$186,000	↓ - 46.0%	95.3%	↓ - 1.7%	18	↓ - 44.4%	6	↓ - 50.0%