Marketwatch Report
November 2017

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

Marketwatch Report
November 2017

North San Diego County
Association of REALTORS®
HOMEDEX

San Diego County Overview

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Nov-17	1-Yr Chg	Nov-17	1-Yr Chg	Nov-17	1-Yr Chg	Nov-17	1-Yr Chg
East San Diego County	$470,000	⬆ + 7.4%	97.0%	⬆ + 0.4%	30	⬇ - 2.8%	413	⬇ - 3.5%
Metro San Diego County	$570,000	⬆ + 12.3%	97.6%	⬆ + 1.1%	29	⬇ - 7.8%	782	⬇ - 17.9%
North San Diego County	$615,000	⬆ + 12.0%	97.3%	⬆ + 0.9%	31	⬇ - 16.2%	1,030	⬇ - 18.0%
South San Diego County	$480,000	⬆ + 12.9%	97.8%	⬆ + 0.3%	27	⬇ - 21.9%	231	⬇ - 20.6%
San Diego County	**$550,000**	⬆ **+ 11.1%**	**97.4%**	⬆ **+ 0.8%**	**30**	⬇ **- 11.9%**	**2,503**	⬇ **- 15.9%**

Marketwatch Report

November 2017

East San Diego County

Key Metrics

Key Metrics	Nov-17	1-Yr Chg
Median Sales Price	$470,000	+ 7.4%
Average Sales Price	$498,176	+ 11.1%
Pct. of Orig. Price Rec'd.	97.0%	+ 0.4%
Homes for Sale	793	- 22.8%
Closed Sales	413	- 3.5%
Months Supply	1.7	- 24.7%
Days on Market	30	- 2.8%

Market Activity

Legend: Nov-15, Nov-16, Nov-17

Homes for Sale: 1,097 (Nov-15), 1,027 (Nov-16), 793 (Nov-17); - 6.4%, - 22.8%

Closed Sales: 324 (Nov-15), 428 (Nov-16), 413 (Nov-17); + 32.1%, - 3.5%
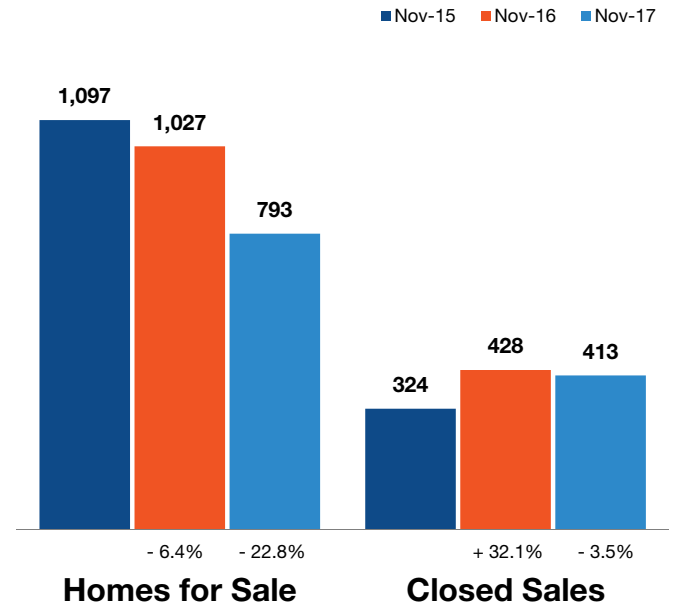
Historical Median Sales Price for East San Diego County
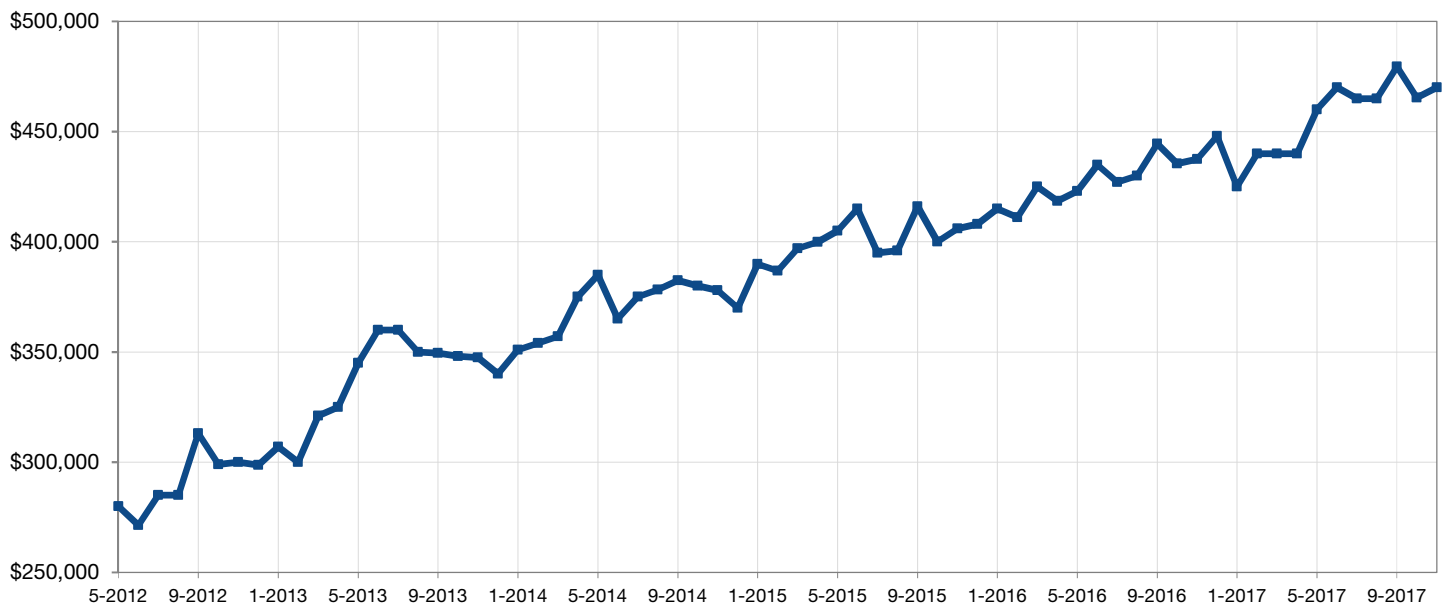
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East San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Nov-17	1-Yr Chg	Nov-17	1-Yr Chg	Nov-17	1-Yr Chg	Nov-17	1-Yr Chg
91901 - Alpine	$676,000	+ 22.9%	92.8%	- 3.2%	48	- 0.2%	21	- 30.0%
91905 - Boulevard	$350,000	+ 285.4%	100.0%	+ 87.1%	0	- 100.0%	1	0.0%
91906 - Campo	$316,375	+ 15.5%	96.5%	- 6.8%	63	+ 256.0%	4	- 50.0%
91916 - Descanso	$575,000	+ 4.6%	92.7%	- 7.3%	60	+ 397.9%	4	+ 300.0%
91917 - Dulzura	$0	--	0.0%	--	0	--	0	--
91931 - Guatay	$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	$0	--	0.0%	--	0	--	0	--
91935 - Jamul	$680,000	- 20.0%	92.4%	- 1.2%	53	- 36.5%	7	+ 250.0%
91941 - La Mesa	$650,000	+ 18.4%	97.0%	+ 2.4%	25	- 26.6%	37	+ 37.0%
91942 - La Mesa	$407,500	- 13.8%	97.4%	+ 1.3%	23	- 22.6%	48	+ 71.4%
91945 - Lemon Grove	$443,000	+ 5.7%	102.3%	+ 5.2%	22	- 22.4%	16	- 30.4%
91948 - Mount Laguna	$0	--	0.0%	--	0	--	0	--
91962 - Pine Valley	$460,000	- 1.1%	96.6%	- 3.4%	50	+ 128.8%	3	+ 200.0%
91963 - Potrero	$525,000	--	93.9%	--	51	--	1	--
91977 - Spring Valley	$470,050	+ 12.7%	96.9%	- 0.5%	24	- 0.9%	36	- 40.0%
91978 - Spring Valley	$496,000	+ 5.5%	101.0%	+ 1.4%	34	+ 35.4%	5	0.0%
91980 - Tecate	$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	$172,200	- 60.4%	96.8%	+ 8.8%	91	+ 468.8%	8	+ 700.0%
92019 - El Cajon	$488,000	- 1.9%	97.7%	+ 2.2%	29	- 25.7%	34	- 37.0%
92020 - El Cajon	$484,000	+ 6.4%	98.3%	+ 1.3%	17	- 39.7%	30	- 28.6%
92021 - El Cajon	$471,250	+ 9.6%	97.5%	+ 0.1%	29	+ 43.9%	56	+ 12.0%
92036 - Julian	$420,000	+ 20.3%	92.9%	- 1.8%	99	+ 230.6%	7	0.0%
92040 - Lakeside	$460,000	+ 12.2%	95.6%	- 2.7%	27	- 7.1%	39	+ 34.5%
92066 - Ranchita	$0	--	0.0%	--	0	--	0	--
92070 - Santa Ysabel	$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
92071 - Santee	$437,000	+ 2.8%	97.6%	+ 0.7%	17	- 40.4%	53	0.0%
92086 - Warner Springs	$405,000	+ 15.7%	91.6%	- 2.4%	155	+ 139.4%	3	- 40.0%

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Metro San Diego County

Key Metrics

Key Metrics	Nov-17	1-Yr Chg
Median Sales Price	$570,000	+ 12.3%
Average Sales Price	$729,195	+ 14.7%
Pct. of Orig. Price Rec'd.	97.6%	+ 1.1%
Homes for Sale	1,511	- 17.7%
Closed Sales	782	- 17.9%
Months Supply	1.6	- 14.7%
Days on Market	29	- 7.8%

Market Activity

Nov-15 ■ Nov-16 ■ Nov-17 ■

Homes for Sale
- 2,191 (Nov-15)
- 1,835 (Nov-16), - 16.2%
- 1,511 (Nov-17), - 17.7%

Closed Sales
- 752 (Nov-15)
- 952 (Nov-16), + 26.6%
- 782 (Nov-17), - 17.9%
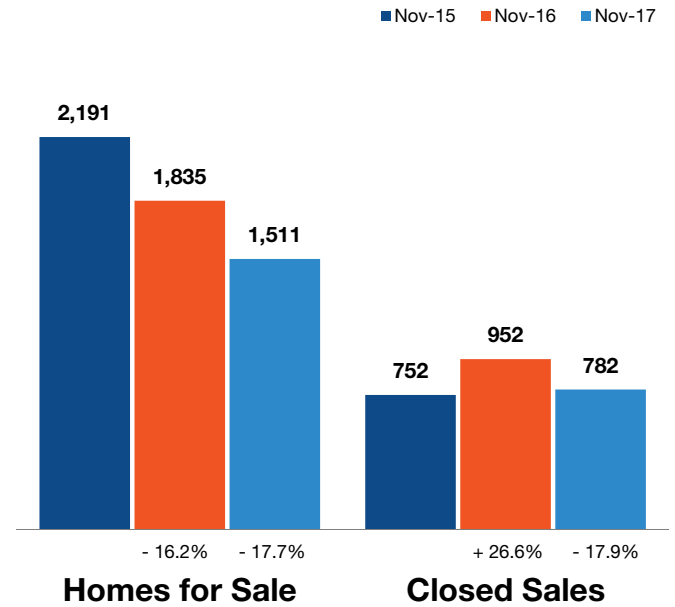
Historical Median Sales Price for Metro San Diego County
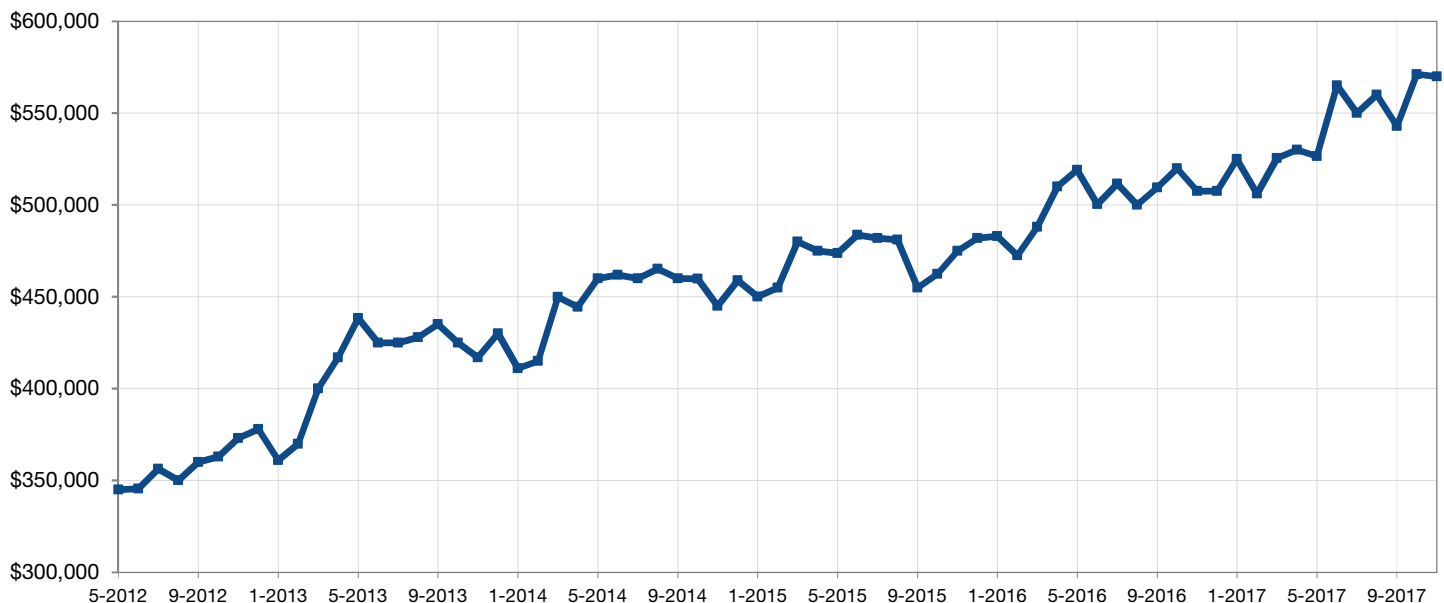
North San Diego County Association of REALTORS®

HOMEDEX

Metro San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Nov-17	1-Yr Chg	Nov-17	1-Yr Chg	Nov-17	1-Yr Chg	Nov-17	1-Yr Chg
92037 - La Jolla	$1,237,500	+ 16.2%	94.3%	- 0.2%	51	+ 16.1%	52	- 23.5%
92101 - San Diego Downtown	$532,100	+ 6.0%	96.7%	+ 0.5%	36	- 13.2%	65	- 12.2%
92102 - San Diego Golden Hill	$385,000	+ 2.1%	99.2%	+ 3.9%	17	- 44.0%	13	- 45.8%
92103 - Mission Hills-Hillcrest-Midtown	$810,000	+ 9.5%	96.0%	+ 1.1%	43	- 1.1%	47	+ 20.5%
92104 - North Park	$550,000	+ 38.5%	97.3%	+ 1.4%	22	- 22.5%	31	- 26.2%
92105 - East San Diego	$425,000	+ 37.2%	100.0%	+ 5.8%	15	- 49.5%	21	+ 16.7%
92106 - Point Loma	$925,000	- 3.8%	98.7%	+ 2.5%	24	- 21.9%	18	- 30.8%
92107 - Ocean Beach	$857,476	+ 9.2%	98.4%	+ 0.6%	29	+ 18.6%	20	- 16.7%
92108 - Mission Valley	$350,000	- 1.4%	99.3%	+ 1.7%	14	- 35.8%	29	+ 11.5%
92109 - Pacific Beach	$803,000	+ 19.3%	97.0%	+ 0.7%	34	- 7.2%	37	- 27.5%
92110 - Old Town	$425,000	- 0.8%	98.6%	+ 3.6%	14	- 65.7%	25	- 10.7%
92111 - Linda Vista	$544,000	+ 5.1%	98.3%	+ 0.6%	20	- 14.9%	22	- 47.6%
92113 - Logan Heights	$406,000	+ 21.7%	99.0%	+ 4.3%	19	- 12.1%	9	- 25.0%
92114 - Encanto	$425,000	+ 9.7%	96.6%	- 0.2%	36	+ 51.9%	37	- 2.6%
92115 - San Diego	$435,750	- 2.7%	97.2%	+ 3.0%	24	- 28.5%	30	- 41.2%
92116 - Normal Heights	$596,000	+ 12.6%	96.0%	- 2.0%	26	+ 64.4%	33	- 21.4%
92117 - Clairemont Mesa	$629,000	+ 16.5%	99.1%	+ 0.3%	21	+ 4.2%	43	- 10.4%
92118 - Coronado	$1,845,000	+ 33.7%	93.1%	+ 0.9%	104	+ 12.1%	20	- 4.8%
92119 - San Carlos	$625,115	+ 22.8%	98.5%	+ 1.4%	21	- 17.3%	25	- 34.2%
92120 - Del Cerro	$580,000	+ 5.3%	97.5%	+ 0.8%	20	- 41.0%	27	- 18.2%
92121 - Sorrento Valley	$672,850	+ 27.0%	100.6%	+ 0.7%	17	- 22.0%	2	- 60.0%
92122 - University City	$628,500	+ 32.0%	98.5%	+ 1.5%	24	- 4.1%	32	- 5.9%
92123 - Mission Valley	$537,000	+ 11.3%	99.6%	+ 1.6%	9	- 73.7%	19	- 20.8%
92124 - Tierrasanta	$529,000	+ 2.5%	100.5%	+ 2.9%	19	+ 19.2%	14	+ 27.3%
92126 - Mira Mesa	$560,000	+ 4.7%	100.3%	+ 1.9%	24	+ 20.7%	47	- 23.0%
92131 - Scripps Miramar	$860,000	+ 19.8%	98.3%	+ 1.4%	22	- 34.7%	43	- 12.2%
92139 - Paradise Hills	$420,000	+ 19.0%	97.4%	- 1.6%	26	+ 27.6%	21	- 8.7%

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North San Diego County

Key Metrics

Key Metrics	Nov-17	1-Yr Chg
Median Sales Price	$615,000	+ 12.0%
Average Sales Price	$751,158	+ 5.2%
Pct. of Orig. Price Rec'd.	97.3%	+ 0.9%
Homes for Sale	2,086	- 25.2%
Closed Sales	1,030	- 18.0%
Months Supply	1.6	- 23.7%
Days on Market	31	- 16.2%

Market Activity

Legend: Nov-15, Nov-16, Nov-17

Homes for Sale:
- Nov-15: 3,175
- Nov-16: 2,788 (- 12.2%)
- Nov-17: 2,086 (- 25.2%)

Closed Sales:
- Nov-15: 977
- Nov-16: 1,256 (+ 28.6%)
- Nov-17: 1,030 (- 18.0%)
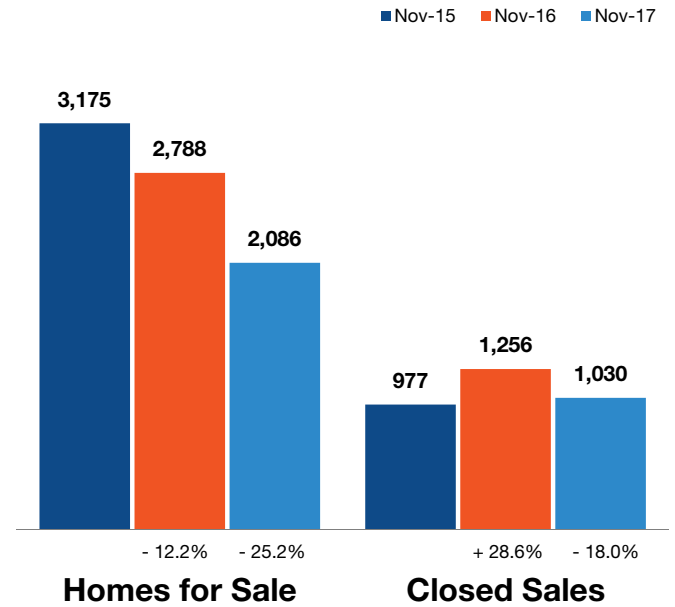
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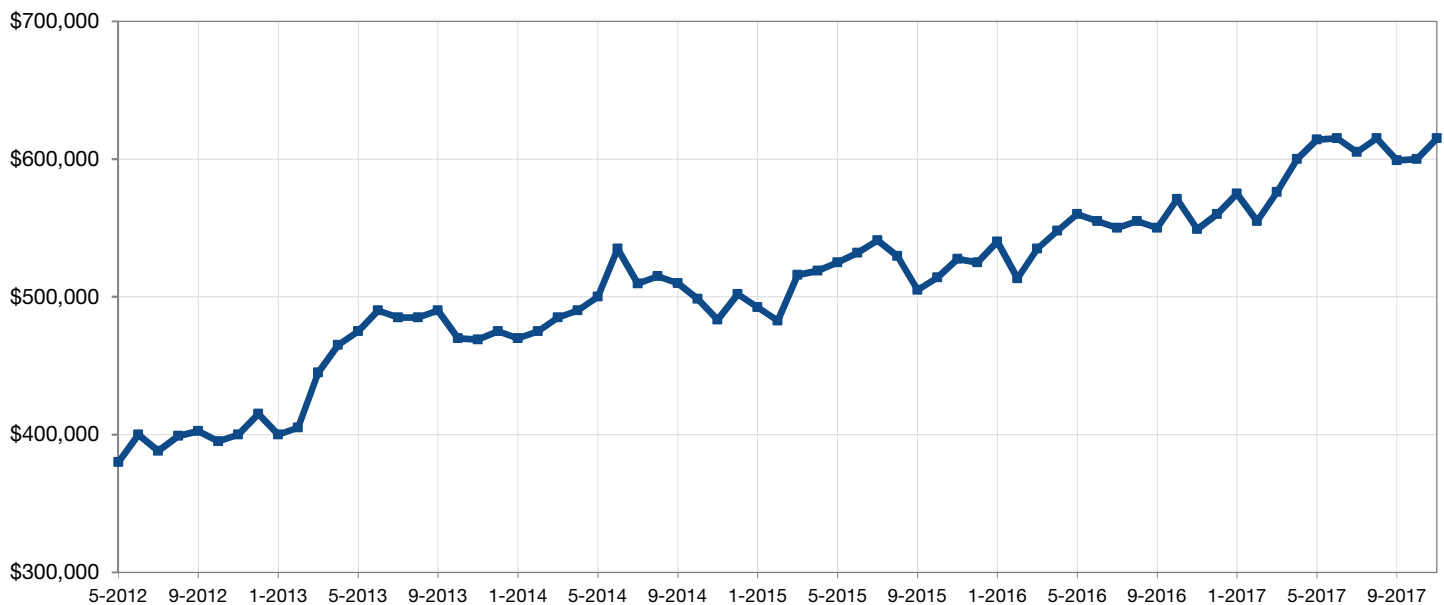
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North San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Nov-17	1-Yr Chg	Nov-17	1-Yr Chg	Nov-17	1-Yr Chg	Nov-17	1-Yr Chg
92003 - Bonsall	$542,950	↑ + 37.5%	96.9%	↑ + 4.7%	60	↑ + 8.0%	10	↑ + 42.9%
92007 - Cardiff	$1,312,500	↑ + 42.4%	103.9%	↑ + 10.0%	37	↑ + 48.7%	8	⇒ 0.0%
92008 - Carlsbad	$867,820	↓ - 8.5%	95.5%	↓ - 2.5%	26	↓ - 21.8%	24	↑ + 4.3%
92009 - Carlsbad	$785,500	↑ + 3.5%	97.1%	↑ + 0.7%	32	↓ - 10.0%	63	↑ + 34.0%
92010 - Carlsbad	$730,000	↑ + 20.9%	98.5%	↑ + 1.6%	27	↑ + 0.1%	19	↑ + 5.6%
92011 - Carlsbad	$928,888	↑ + 24.0%	97.5%	↑ + 3.5%	18	↓ - 59.5%	21	⇒ 0.0%
92014 - Del Mar	$1,422,500	↓ - 16.9%	91.3%	↓ - 1.3%	59	↑ + 45.4%	20	↑ + 25.0%
92024 - Encinitas	$975,000	↑ + 4.6%	95.4%	↓ - 0.7%	32	↓ - 22.5%	39	↓ - 40.9%
92025 - Escondido	$570,000	↑ + 33.0%	96.6%	↑ + 2.3%	30	↓ - 30.2%	27	↓ - 28.9%
92026 - Escondido	$480,000	↑ + 4.3%	97.6%	↑ + 1.6%	29	↓ - 32.1%	50	↓ - 25.4%
92027 - Escondido	$455,000	↑ + 4.6%	97.9%	↑ + 0.1%	28	↓ - 5.9%	33	↓ - 37.7%
92028 - Fallbrook	$635,000	↑ + 36.2%	95.8%	↑ + 0.1%	54	↑ + 35.4%	45	↓ - 19.6%
92029 - Escondido	$664,000	↑ + 3.7%	97.9%	↑ + 5.3%	36	↓ - 28.3%	18	↓ - 28.0%
92054 - Oceanside	$519,250	↑ + 2.3%	97.0%	↑ + 1.5%	30	↓ - 19.3%	26	↓ - 18.8%
92056 - Oceanside	$518,000	↑ + 3.9%	98.9%	↑ + 0.8%	26	↑ + 16.6%	51	↓ - 12.1%
92057 - Oceanside	$453,000	↑ + 10.5%	98.1%	↓ - 0.0%	32	↑ + 34.7%	49	↓ - 44.9%
92058 - Oceanside	$400,000	↑ + 16.6%	97.6%	↓ - 0.6%	14	↓ - 53.0%	11	↓ - 21.4%
92059 - Pala	$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92061 - Pauma Valley	$492,500	↑ + 65.5%	86.1%	↓ - 13.1%	169	↑ + 651.1%	2	⇒ 0.0%
92064 - Poway	$665,000	↑ + 8.2%	96.0%	↑ + 1.4%	34	↓ - 10.6%	56	↑ + 24.4%
92065 - Ramona	$505,000	↑ + 9.9%	96.9%	↑ + 2.0%	41	↓ - 15.0%	48	↑ + 29.7%
92067 - Rancho Santa Fe	$2,599,500	↑ + 1.9%	88.9%	↓ - 1.0%	101	↓ - 16.2%	16	↓ - 36.0%
92069 - San Marcos	$555,000	↑ + 22.7%	97.9%	↑ + 0.7%	20	↓ - 36.9%	33	↑ + 3.1%
92075 - Solana Beach	$915,750	↓ - 34.1%	96.7%	↑ + 1.3%	25	↓ - 20.8%	16	↑ + 33.3%
92078 - San Marcos	$632,500	↑ + 7.2%	98.2%	↑ + 1.5%	20	↓ - 36.3%	68	↓ - 4.2%
92081 - Vista	$557,500	↑ + 13.5%	98.0%	↓ - 0.8%	19	↓ - 37.4%	30	↑ + 20.0%
92082 - Valley Center	$599,500	↑ + 4.3%	97.1%	↑ + 2.5%	44	↓ - 12.9%	18	↓ - 18.2%
92083 - Vista	$449,000	↑ + 5.6%	96.3%	↑ + 0.5%	33	↓ - 28.0%	15	↓ - 34.8%
92084 - Vista	$568,500	↑ + 10.4%	95.2%	↓ - 1.3%	36	↓ - 24.9%	30	↓ - 18.9%
92091 - Rancho Santa Fe	$1,600,000	↓ - 67.9%	92.5%	↑ + 9.4%	64	↓ - 73.7%	3	↑ + 200.0%
92127 - Rancho Bernardo	$788,500	↑ + 14.4%	99.6%	↑ + 3.3%	23	↓ - 27.5%	42	↓ - 38.2%
92128 - Rancho Bernardo	$645,900	↑ + 27.9%	99.0%	↑ + 2.1%	17	↓ - 46.9%	59	↓ - 35.2%
92129 - Rancho Penasquitos	$760,000	↑ + 23.1%	99.8%	↑ + 2.2%	17	↓ - 46.7%	31	↓ - 49.2%
92130 - Carmel Valley	$1,015,000	↑ + 6.8%	98.0%	↑ + 0.2%	28	↓ - 9.3%	49	↓ - 24.6%

Marketwatch Report
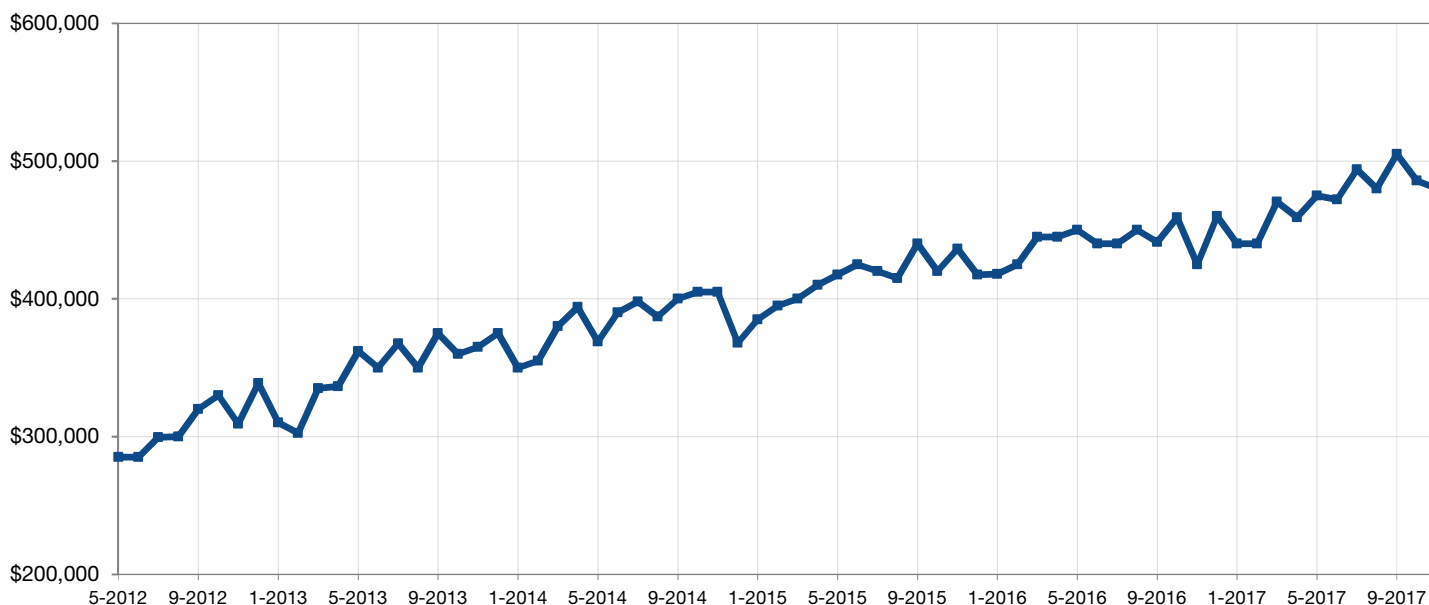
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HOMEDEX

South San Diego County

Key Metrics

Key Metrics	Nov-17	1-Yr Chg
Median Sales Price	$480,000	+ 12.9%
Average Sales Price	$512,997	+ 12.5%
Pct. of Orig. Price Rec'd.	97.8%	+ 0.3%
Homes for Sale	374	- 31.5%
Closed Sales	231	- 20.6%
Months Supply	1.3	- 30.2%
Days on Market	27	- 21.9%

Market Activity

Legend: ■ Nov-15 ■ Nov-16 ■ Nov-17

Homes for Sale
- Nov-15: 597
- Nov-16: 546 (- 8.5%)
- Nov-17: 374 (- 31.5%)

Closed Sales
- Nov-15: 238
- Nov-16: 291 (+ 22.3%)
- Nov-17: 231 (- 20.6%)
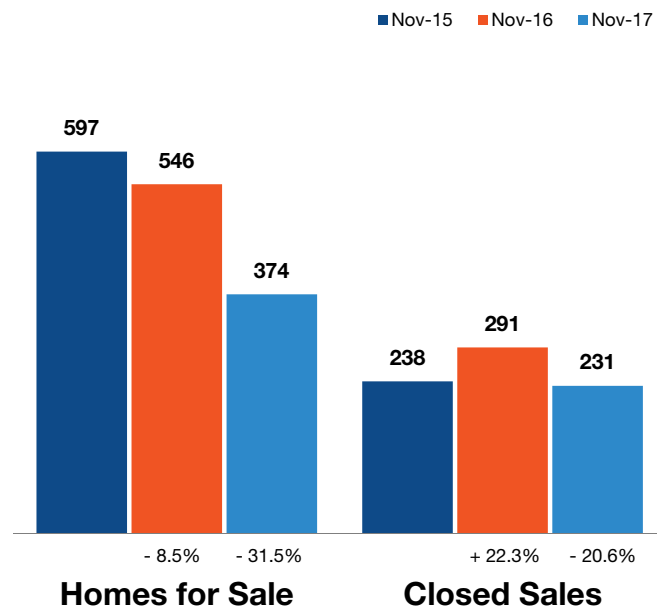
Historical Median Sales Price for South San Diego County

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South San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Nov-17	1-Yr Chg	Nov-17	1-Yr Chg	Nov-17	1-Yr Chg	Nov-17	1-Yr Chg
91902 - Bonita	$632,386	⬆ + 4.5%	93.4%	⬇ - 2.6%	37	⬆ + 10.5%	14	⬇ - 6.7%
91910 - Chula Vista	$460,000	⬆ + 12.5%	98.2%	⬆ + 3.0%	20	⬇ - 20.3%	34	⬇ - 29.2%
91911 - Chula Vista	$465,000	⬆ + 9.7%	97.5%	⬇ - 0.8%	24	⬇ - 23.2%	25	⬇ - 51.9%
91913 - Chula Vista	$525,000	⬆ + 17.1%	98.9%	⬆ + 0.6%	27	⬇ - 14.0%	54	⬇ - 25.0%
91914 - Chula Vista	$649,250	⬆ + 6.3%	96.6%	⬇ - 1.9%	24	⬇ - 51.8%	20	⬇ - 20.0%
91915 - Chula Vista	$452,500	⬆ + 1.0%	98.8%	⬆ + 1.2%	28	⬇ - 17.4%	42	⬆ + 13.5%
91932 - Imperial Beach	$592,500	⬆ + 38.6%	96.7%	⬇ - 1.1%	29	⬆ + 0.7%	14	⬇ - 12.5%
91950 - National City	$427,000	⬆ + 18.6%	96.9%	⬇ - 1.1%	36	⬇ - 46.5%	17	⬇ - 15.0%
92154 - Otay Mesa	$407,500	⬇ - 4.1%	97.3%	⬇ - 1.0%	35	⬆ + 28.3%	46	⬆ + 2.2%
92173 - San Ysidro	$410,000	⬆ + 120.4%	98.9%	⬆ + 3.8%	25	⬆ + 35.4%	11	⬆ + 83.3%