

# Marketwatch Report

## September 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	
	Sep-16	1-Yr Chg	Sep-16	1-Yr Chg	Sep-16	1-Yr Chg	Sep-16	1-Yr Chg
East San Diego County	\$449,000	↑ + 7.9%	96.9%	↑ + 0.3%	34	↓ - 2.0%	413	↓ - 11.4%
Metro San Diego County	\$515,000	↑ + 13.2%	97.0%	↑ + 0.1%	32	↓ - 9.1%	907	↓ - 7.3%
North San Diego County	\$558,500	↑ + 10.6%	96.9%	↑ + 0.5%	34	↓ - 10.0%	1,220	↓ - 7.6%
South San Diego County	\$441,000	↑ + 0.2%	97.5%	↓ - 0.8%	34	↓ - 11.7%	268	↓ - 1.5%
<b>San Diego County</b>	<b>\$505,000</b>	<b>↑ + 8.8%</b>	<b>97.0%</b>	<b>↑ + 0.2%</b>	<b>33</b>	<b>↓ - 8.5%</b>	<b>2,847</b>	<b>↓ - 7.4%</b>

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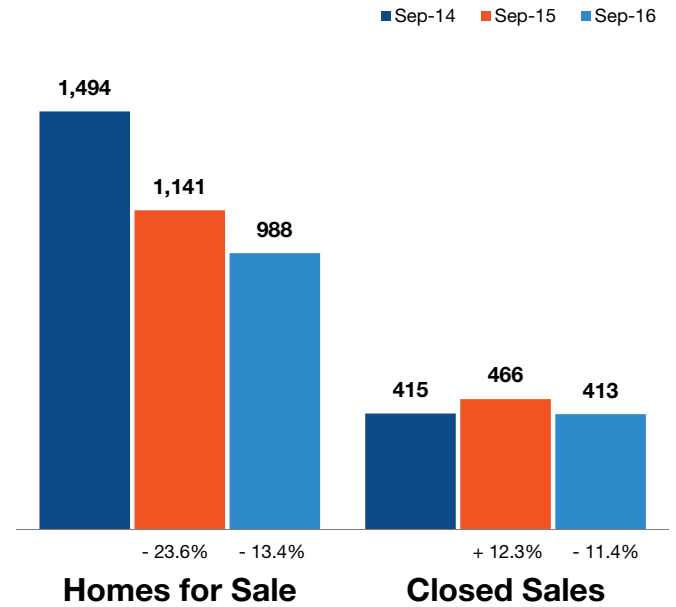
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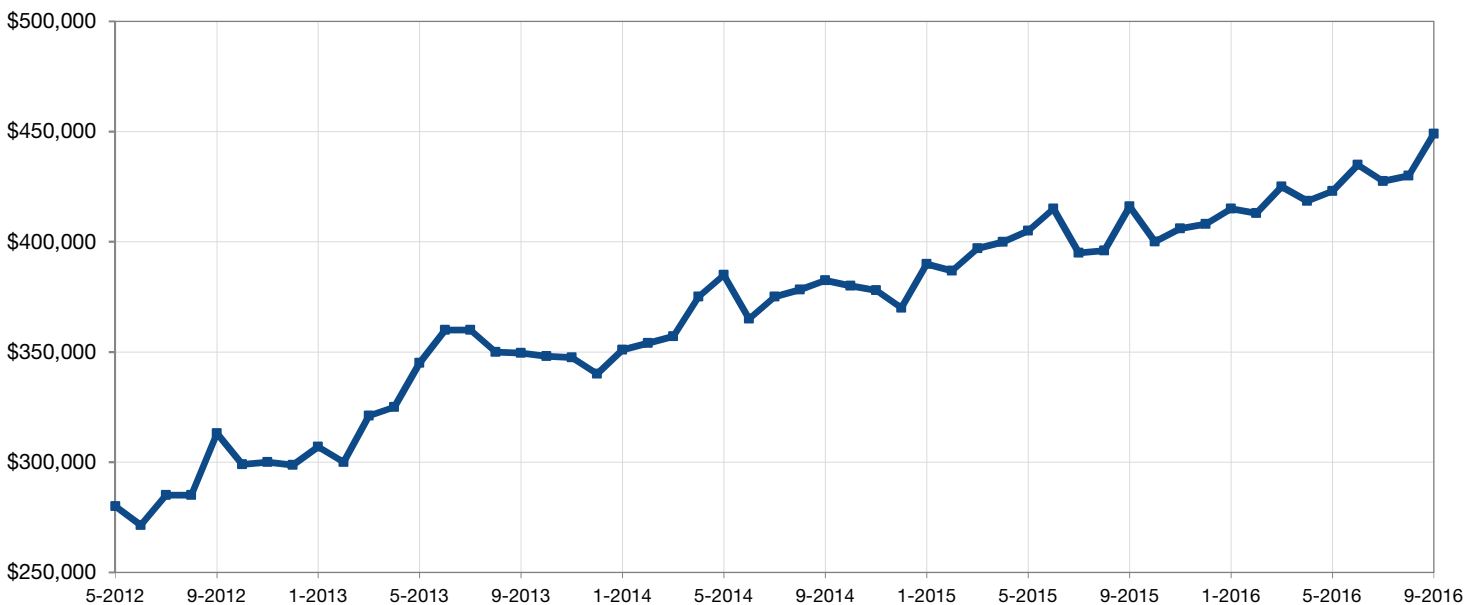
## East San Diego County

Key Metrics	Sep-16	1-Yr Chg
Median Sales Price	\$449,000	+ 7.9%
Average Sales Price	\$461,713	+ 5.9%
Pct. of Orig. Price Rec'd.	96.9%	+ 0.3%
Homes for Sale	988	- 13.4%
Closed Sales	413	- 11.4%
Months Supply	2.2	- 14.3%
Days on Market	34	- 2.0%

### 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	
	Sep-16	1-Yr Chg	Sep-16	1-Yr Chg	Sep-16	1-Yr Chg	Sep-16	1-Yr Chg
91901 - Alpine	\$532,500	↓ - 3.2%	93.9%	↑ + 0.6%	49	↓ - 31.6%	24	↑ + 33.3%
91905 - Boulevard	\$0	--	0.0%	--	0	--	0	--
91906 - Campo	\$305,000	↑ + 19.4%	102.1%	↑ + 14.0%	32	↓ - 72.6%	3	→ 0.0%
91916 - Descanso	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91917 - Dulzura	\$0	--	0.0%	--	0	--	0	--
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$0	--	0.0%	--	0	--	0	--
91935 - Jamul	\$592,333	↑ + 64.5%	92.7%	↓ - 0.3%	76	↑ + 84.0%	4	↓ - 55.6%
91941 - La Mesa	\$555,500	↑ + 4.8%	95.6%	↓ - 0.5%	31	↓ - 6.8%	32	↓ - 37.3%
91942 - La Mesa	\$455,000	↑ + 19.0%	97.1%	↑ + 0.3%	33	↓ - 4.6%	41	↑ + 2.5%
91945 - Lemon Grove	\$427,000	↑ + 21.5%	98.6%	↑ + 0.3%	18	↓ - 54.6%	18	↓ - 14.3%
91948 - Mount Laguna	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91962 - Pine Valley	\$376,950	--	100.0%	--	10	--	2	--
91963 - Potrero	\$255,500	--	102.2%	--	69	--	1	--
91977 - Spring Valley	\$420,000	↑ + 15.1%	98.8%	↑ + 0.5%	31	↑ + 32.4%	41	↓ - 21.2%
91978 - Spring Valley	\$452,450	↑ + 16.3%	97.2%	↑ + 0.8%	22	↓ - 37.8%	8	↓ - 11.1%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$198,500	↑ + 42.7%	96.6%	↑ + 7.6%	38	↓ - 89.1%	4	↑ + 100.0%
92019 - El Cajon	\$475,000	↑ + 10.5%	96.6%	↓ - 2.6%	35	↑ + 5.5%	43	↓ - 8.5%
92020 - El Cajon	\$517,000	↓ - 0.3%	96.6%	↑ + 0.4%	29	↓ - 22.3%	31	↓ - 32.6%
92021 - El Cajon	\$412,000	↑ + 5.6%	97.0%	↑ + 1.3%	54	↑ + 69.3%	42	↓ - 17.6%
92036 - Julian	\$510,000	↑ + 67.2%	90.8%	↑ + 1.2%	80	↓ - 0.1%	6	↑ + 50.0%
92040 - Lakeside	\$425,000	↓ - 1.7%	96.7%	↓ - 0.1%	28	↑ + 35.7%	39	↑ + 8.3%
92066 - Ranchita	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92070 - Santa Ysabel	\$350,000	--	80.5%	--	368	--	1	--
92071 - Santee	\$437,000	↑ + 1.9%	97.7%	↓ - 0.3%	23	↑ + 0.9%	73	↑ + 7.4%
92086 - Warner Springs	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%

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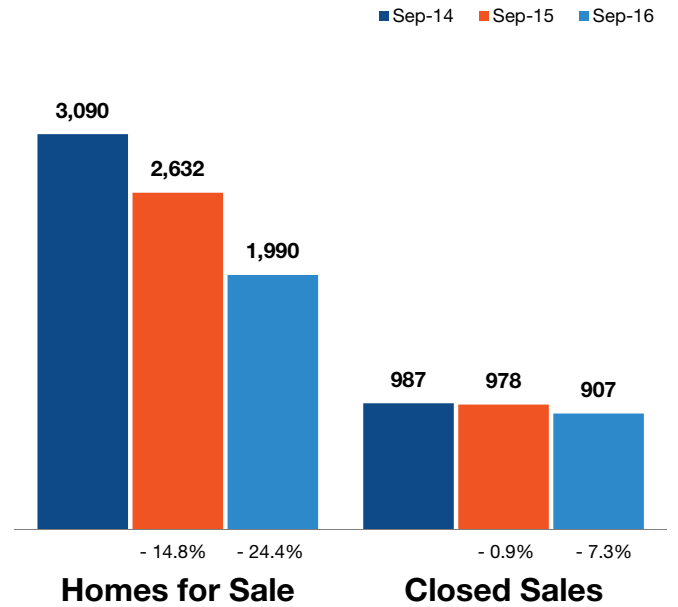
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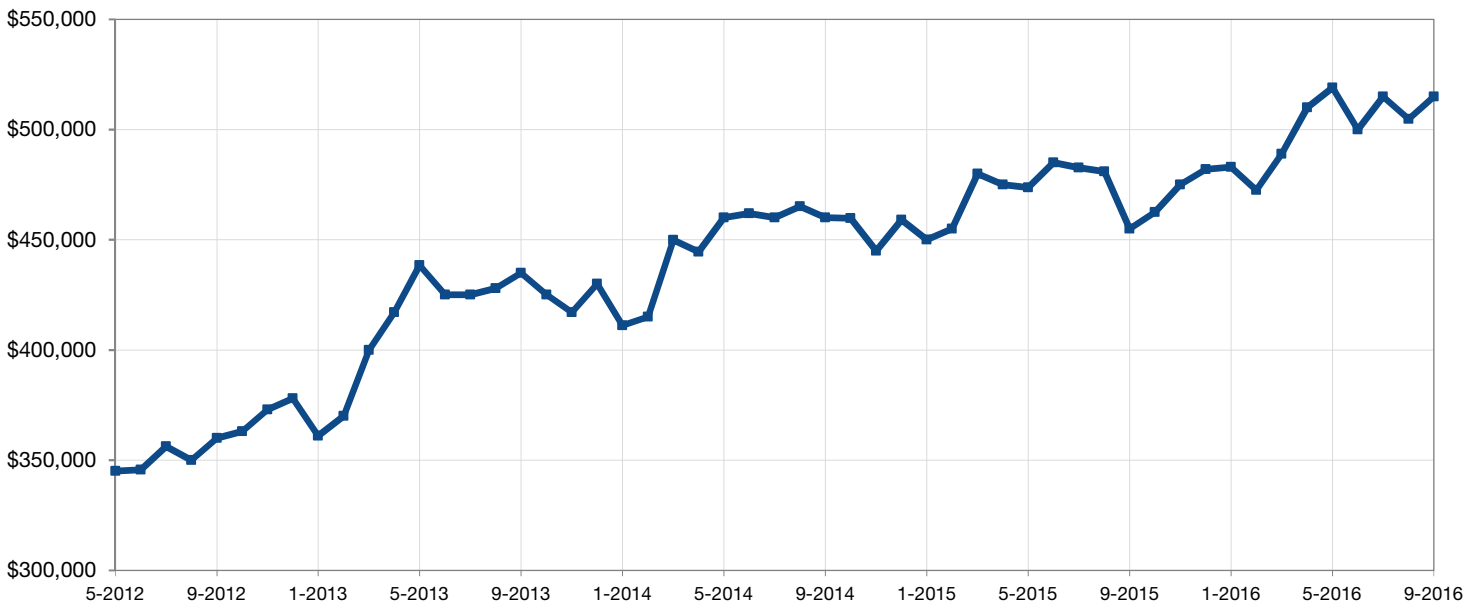
## Metro San Diego County

Key Metrics	Sep-16	1-Yr Chg
Median Sales Price	\$515,000	+ 13.2%
Average Sales Price	\$700,187	+ 15.8%
Pct. of Orig. Price Rec'd.	97.0%	+ 0.1%
Homes for Sale	1,990	- 24.4%
Closed Sales	907	- 7.3%
Months Supply	2.0	- 27.1%
Days on Market	32	- 9.1%

### 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	
	Sep-16	1-Yr Chg	Sep-16	1-Yr Chg	Sep-16	1-Yr Chg	Sep-16	1-Yr Chg
92037 - La Jolla	\$1,057,500	↓ - 4.9%	95.1%	↑ + 1.7%	44	↓ - 39.6%	76	↑ + 31.0%
92101 - San Diego Downtown	\$520,500	↑ + 0.8%	96.8%	↑ + 0.6%	33	↓ - 32.7%	68	↓ - 5.6%
92102 - San Diego Golden Hill	\$390,000	↑ + 21.5%	95.9%	↓ - 3.4%	20	↓ - 1.1%	17	↓ - 10.5%
92103 - Mission Hills-Hillcrest-Midtown	\$560,750	↑ + 10.0%	96.0%	↑ + 2.3%	45	↑ + 4.5%	48	↑ + 29.7%
92104 - North Park	\$490,750	↑ + 5.1%	97.4%	↓ - 0.3%	23	↓ - 14.1%	38	→ 0.0%
92105 - East San Diego	\$377,500	↑ + 15.2%	96.6%	↓ - 0.1%	18	↓ - 53.7%	28	↑ + 40.0%
92106 - Point Loma	\$1,245,000	↑ + 48.2%	94.6%	↓ - 2.1%	45	↓ - 14.0%	23	↓ - 20.7%
92107 - Ocean Beach	\$452,000	↓ - 35.4%	98.4%	↑ + 1.9%	66	↑ + 126.0%	9	↓ - 55.0%
92108 - Mission Valley	\$313,250	↓ - 2.9%	98.2%	↓ - 0.7%	28	↓ - 6.1%	29	↓ - 44.2%
92109 - Pacific Beach	\$674,000	↑ + 1.0%	95.7%	↓ - 0.4%	40	↑ + 12.6%	42	↓ - 22.2%
92110 - Old Town	\$460,000	↑ + 38.1%	96.5%	↓ - 0.6%	23	↓ - 21.1%	33	↑ + 13.8%
92111 - Linda Vista	\$523,000	↑ + 16.5%	98.6%	↑ + 1.3%	25	↓ - 33.8%	35	↓ - 18.6%
92113 - Logan Heights	\$330,000	↑ + 8.2%	97.4%	↓ - 1.1%	39	↑ + 39.8%	15	→ 0.0%
92114 - Encanto	\$365,000	↑ + 5.0%	98.8%	↑ + 0.1%	46	↑ + 90.3%	31	↓ - 44.6%
92115 - San Diego	\$423,500	↑ + 11.4%	97.0%	↓ - 0.5%	25	↓ - 20.8%	38	↓ - 22.4%
92116 - Normal Heights	\$526,000	↑ + 7.0%	97.4%	↑ + 0.1%	25	↓ - 23.0%	37	↑ + 23.3%
92117 - Clairemont Mesa	\$550,000	↑ + 7.3%	97.9%	↑ + 0.6%	27	↑ + 5.2%	50	↑ + 19.0%
92118 - Coronado	\$1,580,000	↑ + 15.1%	90.9%	↓ - 2.9%	107	↑ + 71.7%	18	↓ - 40.0%
92119 - San Carlos	\$505,000	↑ + 8.2%	96.5%	↓ - 1.2%	23	↑ + 14.4%	31	↑ + 19.2%
92120 - Del Cerro	\$575,000	↑ + 10.6%	96.7%	↑ + 0.9%	28	↓ - 4.2%	38	↓ - 11.6%
92121 - Sorrento Valley	\$428,000	↓ - 11.7%	100.1%	↑ + 2.9%	15	↓ - 49.2%	5	↓ - 37.5%
92122 - University City	\$452,500	↑ + 8.8%	98.2%	↑ + 1.8%	19	↓ - 27.6%	34	↓ - 22.7%
92123 - Mission Valley	\$515,000	↑ + 7.3%	98.4%	↓ - 0.4%	24	↑ + 49.4%	23	↓ - 14.8%
92124 - Tierrasanta	\$505,000	↑ + 7.4%	97.5%	↓ - 0.1%	21	↓ - 37.6%	19	↓ - 5.0%
92126 - Mira Mesa	\$470,000	→ 0.0%	97.8%	↓ - 0.0%	19	↓ - 32.5%	45	↓ - 23.7%
92131 - Scripps Miramar	\$582,500	↑ + 5.9%	98.2%	↑ + 3.7%	29	↓ - 0.1%	46	↑ + 70.4%
92139 - Paradise Hills	\$350,000	↑ + 2.9%	99.4%	↓ - 0.6%	20	↑ + 41.9%	31	→ 0.0%

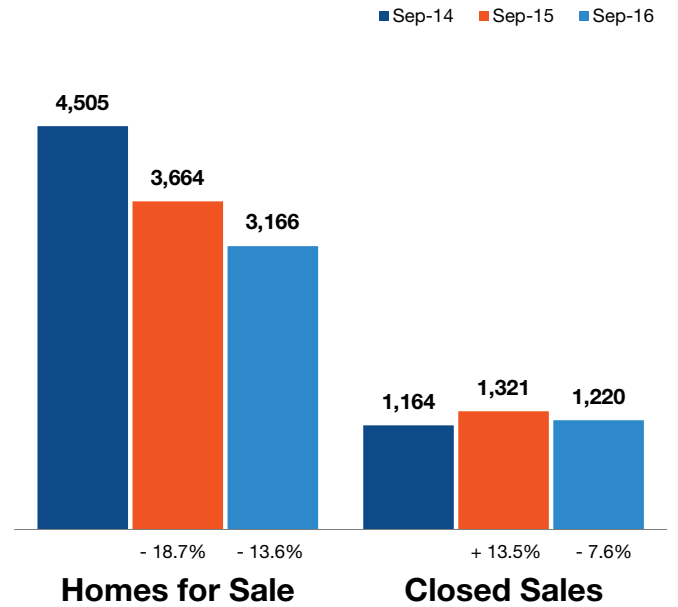
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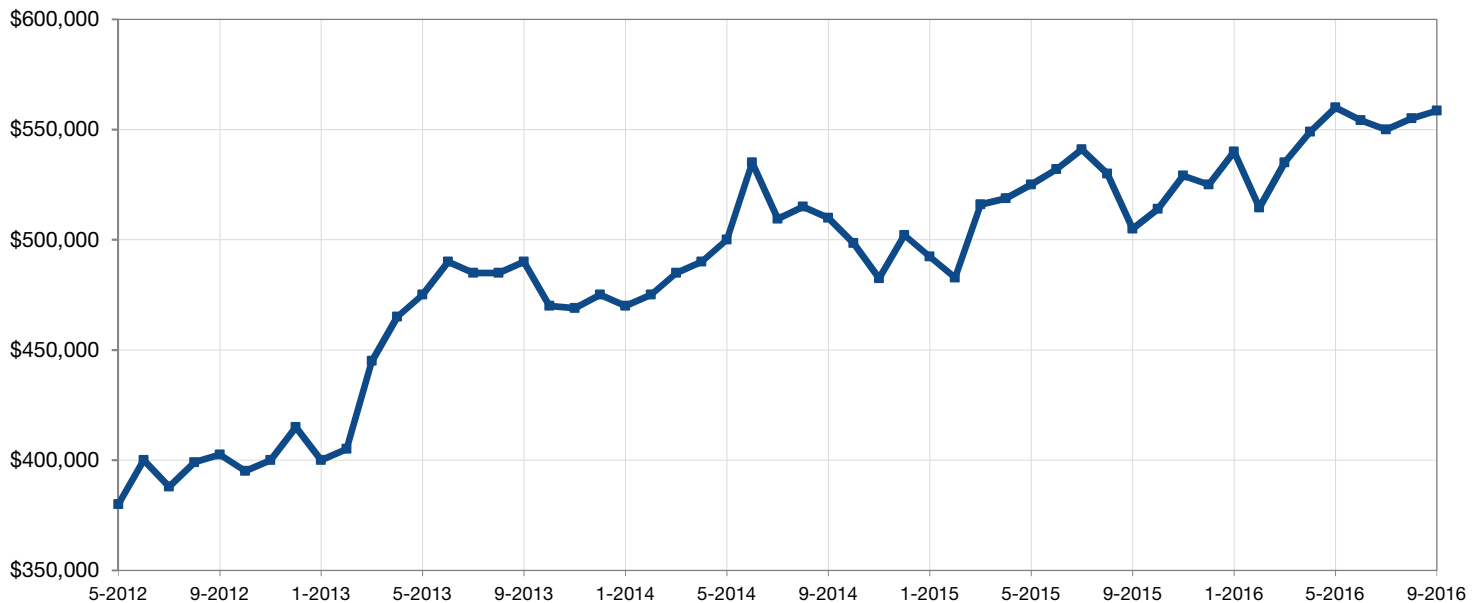
## North San Diego County

Key Metrics	Sep-16	1-Yr Chg
Median Sales Price	\$558,500	+ 10.6%
Average Sales Price	\$685,290	+ 5.5%
Pct. of Orig. Price Rec'd.	96.9%	+ 0.5%
Homes for Sale	3,166	- 13.6%
Closed Sales	1,220	- 7.6%
Months Supply	2.4	- 15.4%
Days on Market	34	- 10.0%

### 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	
	Sep-16	1-Yr Chg	Sep-16	1-Yr Chg	Sep-16	1-Yr Chg	Sep-16	1-Yr Chg
92003 - Bonsall	\$791,000	↑ + 153.5%	94.7%	↓ - 0.9%	42	↓ - 9.8%	4	↓ - 50.0%
92007 - Cardiff	\$765,000	↓ - 35.4%	98.3%	↑ + 2.8%	24	↓ - 13.5%	11	↓ - 8.3%
92008 - Carlsbad	\$860,000	↑ + 29.3%	97.4%	↑ + 0.5%	47	↑ + 39.1%	26	↓ - 16.1%
92009 - Carlsbad	\$722,500	↓ - 7.3%	96.6%	↑ + 0.1%	23	↓ - 36.7%	64	↓ - 28.9%
92010 - Carlsbad	\$673,000	↑ + 13.1%	97.7%	↑ + 0.2%	24	↓ - 14.0%	22	↑ + 15.8%
92011 - Carlsbad	\$865,000	↓ - 0.9%	95.2%	↓ - 3.7%	43	↑ + 24.4%	33	↑ + 6.5%
92014 - Del Mar	\$1,550,000	↑ + 10.0%	93.4%	↓ - 0.2%	36	↓ - 31.7%	14	↓ - 36.4%
92024 - Encinitas	\$957,500	↑ + 6.4%	97.0%	↑ + 0.7%	32	↓ - 9.3%	48	↓ - 9.4%
92025 - Escondido	\$491,750	↑ + 15.7%	97.9%	↑ + 2.4%	36	↓ - 17.3%	32	↓ - 8.6%
92026 - Escondido	\$444,250	↑ + 3.3%	98.2%	↑ + 1.5%	35	↑ + 15.3%	50	↓ - 5.7%
92027 - Escondido	\$430,000	↑ + 6.2%	97.9%	↑ + 0.5%	36	↑ + 96.6%	41	↓ - 12.8%
92028 - Fallbrook	\$525,000	↑ + 18.6%	96.1%	↑ + 2.4%	53	↑ + 10.9%	54	↑ + 12.5%
92029 - Escondido	\$552,500	↓ - 11.6%	95.5%	↑ + 0.4%	37	↑ + 6.5%	18	↓ - 5.3%
92054 - Oceanside	\$640,000	↑ + 16.6%	96.5%	↑ + 1.7%	58	↑ + 5.4%	35	↑ + 2.9%
92056 - Oceanside	\$495,000	↑ + 13.0%	97.9%	↑ + 0.2%	18	↓ - 40.6%	65	↓ - 16.7%
92057 - Oceanside	\$435,000	↑ + 14.5%	97.9%	↑ + 1.6%	22	↓ - 36.4%	76	↓ - 6.2%
92058 - Oceanside	\$385,500	↓ - 3.9%	96.8%	↓ - 3.2%	28	↓ - 22.9%	20	↓ - 4.8%
92059 - Pala	\$725,000	↓ - 7.1%	96.8%	↓ - 13.1%	46	↓ - 24.6%	1	→ 0.0%
92061 - Pauma Valley	\$422,500	↑ + 4.1%	96.7%	↓ - 0.2%	36	↓ - 63.9%	3	→ 0.0%
92064 - Poway	\$650,000	↑ + 7.4%	95.7%	↑ + 0.0%	34	↓ - 24.5%	55	↑ + 3.8%
92065 - Ramona	\$485,000	↑ + 14.1%	97.1%	↑ + 0.3%	37	↓ - 31.5%	41	↓ - 2.4%
92067 - Rancho Santa Fe	\$1,817,500	↑ + 16.9%	92.0%	↓ - 0.9%	130	↑ + 40.9%	21	↑ + 5.0%
92069 - San Marcos	\$515,000	↑ + 9.1%	97.5%	↑ + 0.0%	24	↓ - 32.7%	32	↓ - 40.7%
92075 - Solana Beach	\$1,151,750	↑ + 6.0%	96.7%	↑ + 1.8%	33	↑ + 1.1%	14	↑ + 55.6%
92078 - San Marcos	\$530,000	↑ + 3.4%	97.0%	↑ + 0.7%	30	↓ - 14.5%	65	↓ - 4.4%
92081 - Vista	\$518,000	↑ + 9.6%	98.7%	↑ + 2.0%	50	↑ + 31.7%	27	↓ - 15.6%
92082 - Valley Center	\$637,000	↑ + 20.4%	96.4%	↑ + 1.7%	37	↓ - 46.7%	10	↓ - 23.1%
92083 - Vista	\$414,000	↑ + 16.6%	96.4%	↓ - 1.5%	28	↓ - 51.7%	22	↓ - 12.0%
92084 - Vista	\$492,500	↑ + 26.0%	94.0%	↓ - 1.1%	51	↑ + 20.0%	40	↑ + 33.3%
92091 - Rancho Santa Fe	\$1,292,000	↓ - 15.0%	95.3%	↓ - 2.1%	14	↓ - 71.9%	4	→ 0.0%
92127 - Rancho Bernardo	\$680,000	↓ - 2.2%	97.5%	↑ + 0.1%	23	↓ - 30.5%	66	↓ - 9.6%
92128 - Rancho Bernardo	\$502,750	↑ + 9.3%	97.5%	↑ + 0.6%	30	↑ + 5.4%	86	↓ - 14.0%
92129 - Rancho Penasquitos	\$664,000	↑ + 14.7%	97.9%	↑ + 1.4%	24	↓ - 16.1%	61	↑ + 22.0%
92130 - Carmel Valley	\$860,000	↑ + 9.6%	97.2%	↑ + 1.2%	26	↓ - 28.8%	59	↓ - 4.8%



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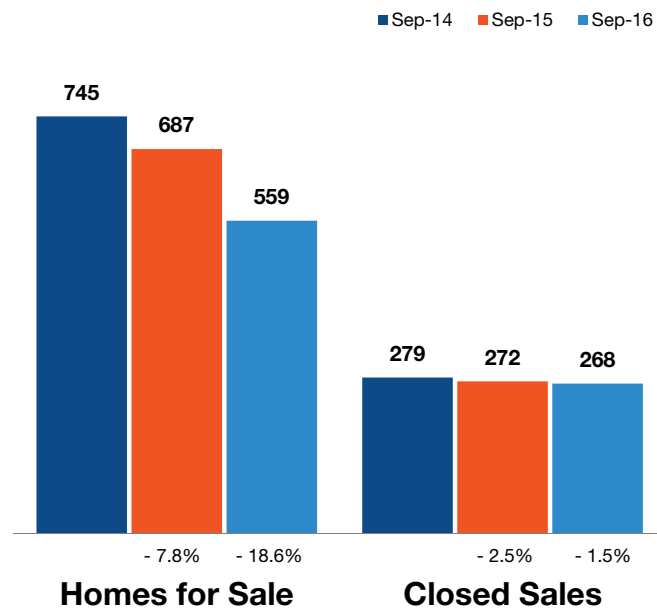
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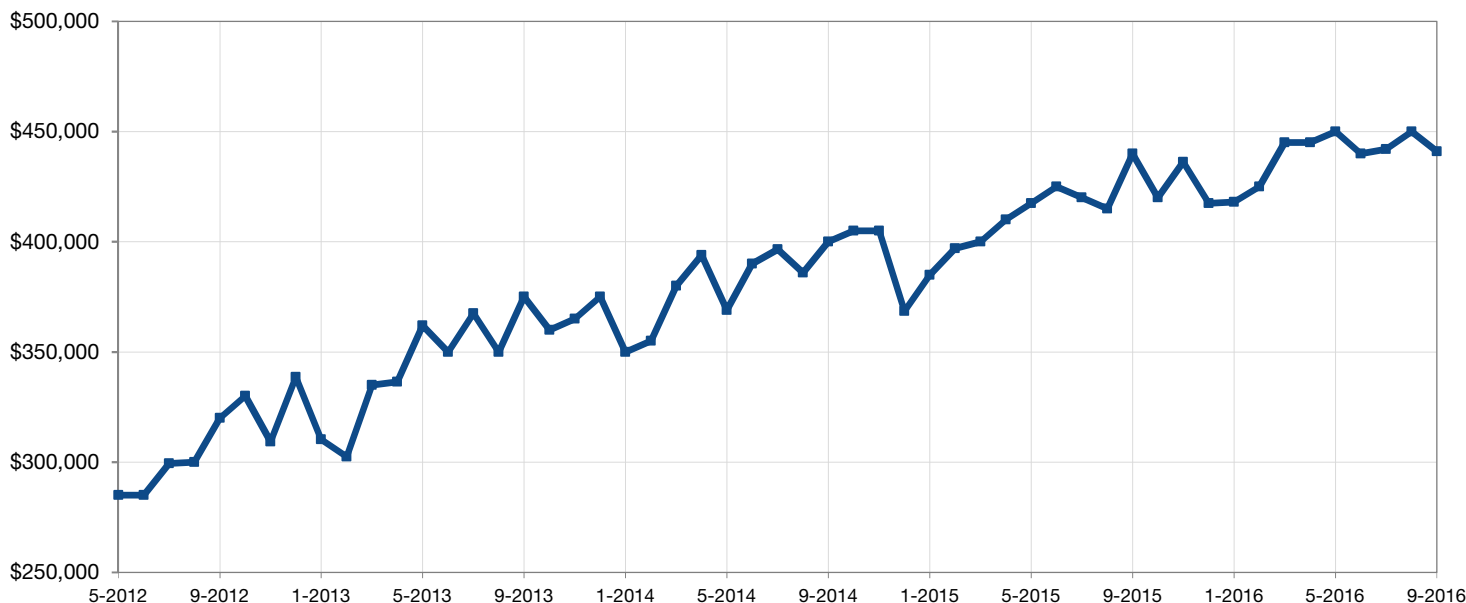
## South San Diego County

Key Metrics	Sep-16	1-Yr Chg
Median Sales Price	\$441,000	+ 0.2%
Average Sales Price	\$473,316	+ 2.0%
Pct. of Orig. Price Rec'd.	97.5%	- 0.8%
Homes for Sale	559	- 18.6%
Closed Sales	268	- 1.5%
Months Supply	1.9	- 24.3%
Days on Market	34	- 11.7%

### 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	
	Sep-16	1-Yr Chg	Sep-16	1-Yr Chg	Sep-16	1-Yr Chg	Sep-16	1-Yr Chg
91902 - Bonita	\$611,000	↑ + 1.1%	97.1%	↓ - 6.6%	39	↓ - 40.1%	18	↑ + 50.0%
91910 - Chula Vista	\$466,500	↑ + 0.4%	96.8%	↓ - 0.4%	34	↑ + 33.4%	52	↑ + 100.0%
91911 - Chula Vista	\$389,500	↑ + 0.6%	97.4%	↓ - 0.8%	35	↑ + 22.0%	42	↑ + 5.0%
91913 - Chula Vista	\$399,000	↓ - 10.3%	97.7%	↓ - 1.2%	30	↓ - 30.3%	55	↓ - 17.9%
91914 - Chula Vista	\$675,000	↑ + 9.5%	94.9%	↓ - 2.0%	37	↓ - 33.1%	24	↓ - 29.4%
91915 - Chula Vista	\$500,000	↑ + 10.8%	98.5%	↑ + 0.9%	33	↓ - 10.8%	41	↓ - 21.2%
91932 - Imperial Beach	\$465,000	↑ + 8.3%	97.5%	↑ + 0.7%	34	↑ + 6.8%	15	↓ - 16.7%
91950 - National City	\$365,500	↑ + 7.5%	101.7%	↑ + 2.6%	40	↑ + 121.5%	15	↓ - 11.8%
92154 - Otay Mesa	\$380,000	↓ - 5.6%	98.1%	↓ - 0.8%	25	↑ + 28.4%	39	↑ + 2.6%
92173 - San Ysidro	\$427,500	↑ + 22.1%	96.2%	↓ - 2.4%	17	↓ - 53.5%	6	⇒ 0.0%