

# Annual Report on the North San Diego County Housing Market

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RESIDENTIAL REAL ESTATE ACTIVITY IN NORTH SAN DIEGO COUNTY

North San Diego County  
Association of REALTORS®



# 2019

**The 2019 housing market** was fueled by the overall strength of the economy across most of the country. The stock markets reached new highs throughout the year, improving the asset bases of millions of Americans. Unemployment rates fell to 50-year lows, while wages increased, creating new home buyers. Mortgage rates also declined significantly from 2018, helping to offset affordability stresses caused by continued price appreciation nationally.

With a strong economy and low mortgage rates, buyer activity has been strong. However, most markets are being constrained by inventory levels that are still below historical norms. With supply and demand continuing to favor sellers, prices continue to rise.

With 10 years having now passed since the Great Recession, the U.S. has been on the longest period of continued economic expansion on record. The housing market has been along for much of the ride and continues to benefit greatly from the overall health of the economy. However, hot economies eventually cool and with that, hot housing markets move more towards balance.

**Sales:** Pending sales increase 4.1 percent, finishing 2019 at 15,118. Closed sales were up 1.4 percent to end the year at 14,785.

**Listings:** Comparing 2019 to the prior year, the number of homes available for sale was lower by 32.6 percent. There were 1,974 active listings at the end of 2019. New listings decreased by 4.6 percent to finish the year at 21,603.

**Distressed:** The foreclosure market continues to remain a small player in the overall market and is likely to remain that way in 2020. In 2019, the percentage of closed sales that were either foreclosure or short sale decreased by 1.6 percent to end the year at 6.2 percent of the market.

**Prices:** Home prices were up compared to last year. The overall median sales price increased 0.5 percent to \$637,000 for the year. Single-Family Detached home prices were down 0.1 percent compared to last year, and Single-Family Attached home prices were up 2.2 percent.

**List Price Received:** Sellers received, on average, 97.1 percent of their original list price at sale, a year-over-year reduction of 0.2 percent.

While the Federal Reserve moved to temper the hot economy with four interest rate hikes in 2018, in 2019 they turned the heat back up, and reduced rates a total of three times during the year. The Fed's rate decreases were due in part to GDP growth in 2019 that came in notably lower than 2018, showing the Fed's alternating efforts to keep our economy at a steady simmer and not a full boil.

The housing market continues to remain healthy nationwide with price gains and limited inventory being the most common threads across markets. Tight inventory continues to constrain buyer activity in part of the country, while some areas are seeing increased seller inventory starting to improve buyers' choices. New construction activity continues to improve, but is still below levels required to fully supply the market's needs.

As we look at 2020, we see continued low mortgage rates and a healthy economy giving a great start to housing in the new year. But in election years, we sometimes see a softening of activity that may temper the market in the second half of the year.

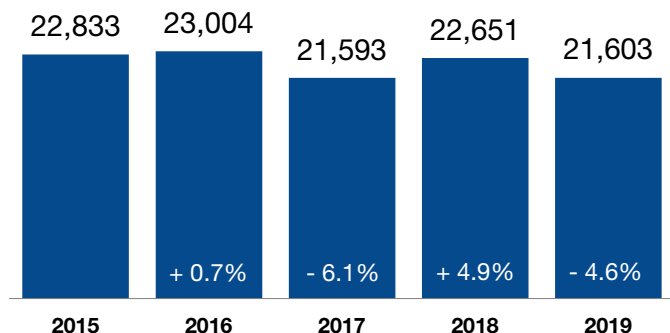
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# Quick Facts

## New Listings



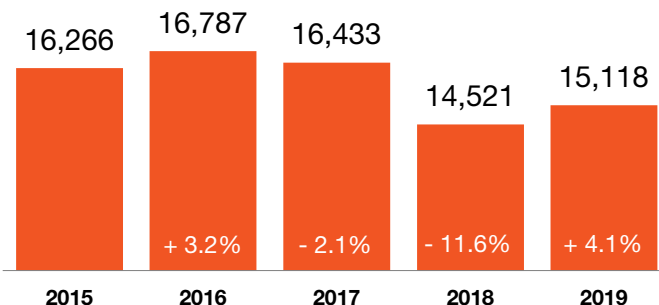
### Top 5 Areas: Change in New Listings from 2018

91948 - Mount Laguna	+ 100.0%
91917 - Dulzura	+ 71.4%
92070 - Santa Ysabel	+ 40.7%
91963 - Potrero	+ 30.8%
92091 - Rancho Santa Fe	+ 30.7%

### Bottom 5 Areas: Change in New Listings from 2018

91941 - La Mesa	- 16.3%
92071 - Santee	- 16.3%
92019 - El Cajon	- 18.9%
92086 - Warner Springs	- 27.8%
92059 - Pala	- 50.0%

## Pending Sales



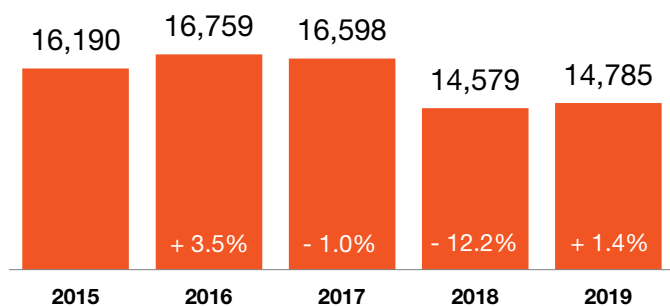
### Top 5 Areas: Change in Pending Sales from 2018

92070 - Santa Ysabel	+ 100.0%
91963 - Potrero	+ 75.0%
92086 - Warner Springs	+ 43.8%
91917 - Dulzura	+ 40.0%
92066 - Ranchita	+ 37.5%

### Bottom 5 Areas: Change in Pending Sales from 2018

91934 - Jacumba	- 12.5%
91945 - Lemon Grove	- 14.6%
92067 - Rancho Santa Fe	- 16.2%
92061 - Pauma Valley	- 29.5%
91931 - Guatay	- 50.0%

## Closed Sales



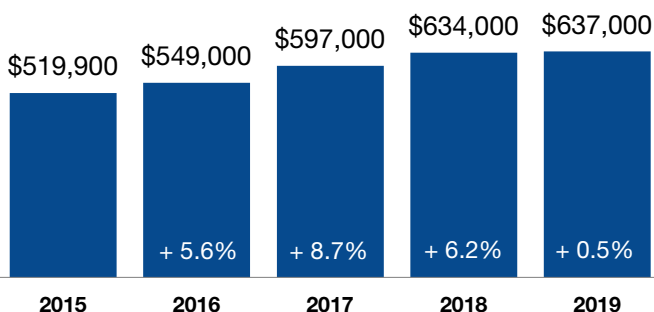
### Top 5 Areas: Change in Closed Sales from 2018

91917 - Dulzura	+ 100.0%
92070 - Santa Ysabel	+ 66.7%
92066 - Ranchita	+ 57.1%
92086 - Warner Springs	+ 50.0%
91963 - Potrero	+ 40.0%

### Bottom 5 Areas: Change in Closed Sales from 2018

91978 - Spring Valley	- 19.2%
91962 - Pine Valley	- 20.9%
92067 - Rancho Santa Fe	- 21.4%
91916 - Descanso	- 32.4%
92061 - Pauma Valley	- 37.0%

## Median Sales Price



### Top 5 Areas: Change in Median Sales Price from 2018

92059 - Pala	+ 52.5%
92061 - Pauma Valley	+ 31.8%
91917 - Dulzura	+ 25.0%
92173 - San Ysidro	+ 24.0%
92122 - University City	+ 20.8%

### Bottom 5 Areas: Change in Median Sales Price from 2018

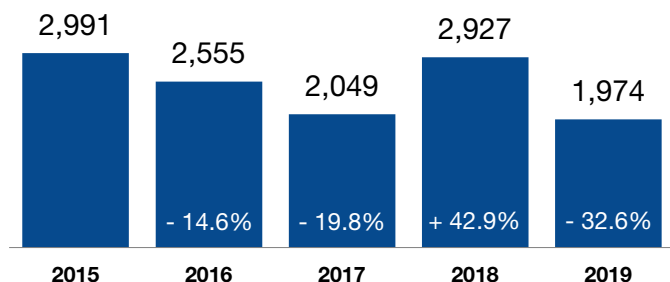
92010 - Carlsbad	- 4.9%
92070 - Santa Ysabel	- 5.4%
92075 - Solana Beach	- 6.3%
92086 - Warner Springs	- 10.3%
91963 - Potrero	- 31.3%



# Quick Facts

## Inventory of Homes for Sale

At the end of the year



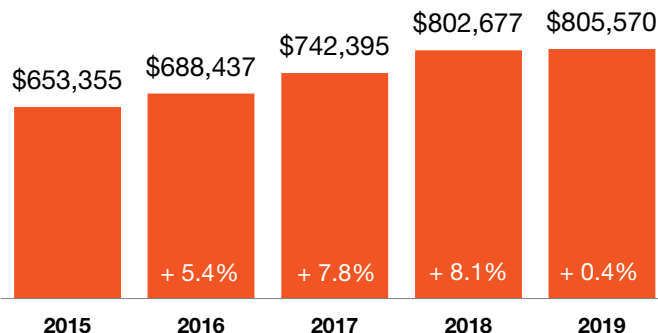
### Top 5 Areas: Change in Homes for Sale from 2018

91931 - Guatay	+100.0%
92121 - Sorrento Valley	+100.0%
92091 - Rancho Santa Fe	+45.0%
91916 - Descanso	+40.0%
92061 - Pauma Valley	+20.8%

### Bottom 5 Areas: Change in Homes for Sale from 2018

91913 - Chula Vista	-69.5%
92058 - Oceanside	-70.6%
91915 - Chula Vista	-73.5%
92059 - Pala	-75.0%
92126 - Mira Mesa	-82.5%

## Average Sales Price



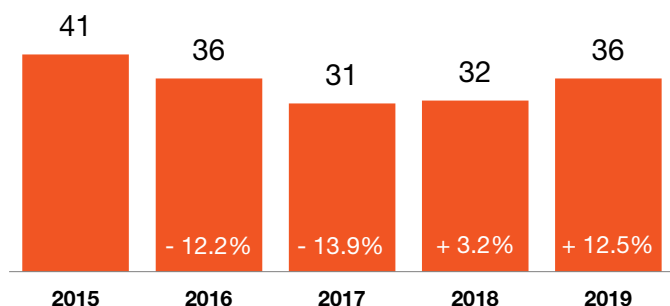
### Top 5 Areas: Change in Avg. Sales Price from 2018

92059 - Pala	+52.5%
91905 - Boulevard	+25.7%
92066 - Ranchita	+23.9%
91934 - Jacumba	+19.5%
91917 - Dulzura	+17.1%

### Bottom 5 Areas: Change in Avg. Sales Price from 2018

92010 - Carlsbad	-6.6%
92036 - Julian	-7.5%
92106 - Point Loma	-9.8%
91963 - Potrero	-18.8%
92070 - Santa Ysabel	-71.8%

## Days on Market Until Sale



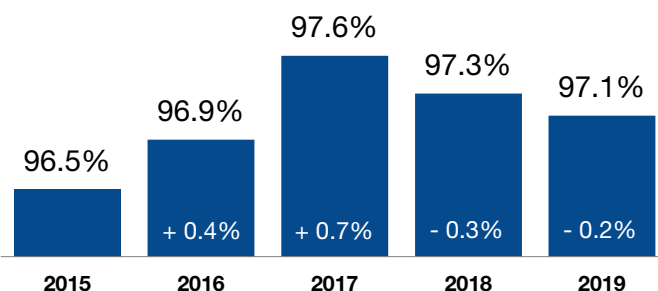
### Top 5 Areas: Change in Days on Market from 2018

91934 - Jacumba	+356.0%
92086 - Warner Springs	+77.8%
91962 - Pine Valley	+77.1%
92104 - North Park	+45.0%
92061 - Pauma Valley	+42.2%

### Bottom 5 Areas: Change in Days on Market from 2018

92173 - San Ysidro	-25.0%
92059 - Pala	-26.7%
91916 - Descanso	-27.7%
92066 - Ranchita	-36.8%
91948 - Mount Laguna	-57.4%

## Percent of Original List Price Received



### Top 5 Areas: Change in Pct. of Orig. Price Received from 2018

91905 - Boulevard	+5.6%
91948 - Mount Laguna	+5.3%
92070 - Santa Ysabel	+2.6%
91962 - Pine Valley	+1.4%
91906 - Campo	+1.3%

### Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2018

91963 - Potrero	-1.8%
91934 - Jacumba	-2.1%
91916 - Descanso	-2.3%
92059 - Pala	-4.4%
91917 - Dulzura	-9.2%



# Property Type Review

**37**

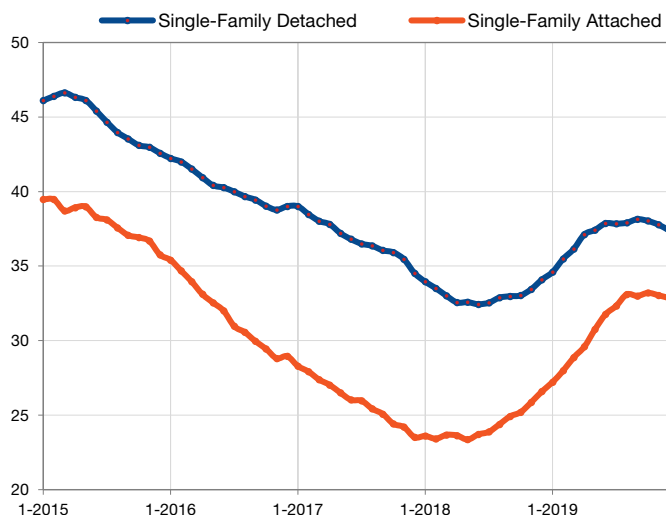
Average Days on Market  
Single-Family Detached

**33**

Average Days on Market  
Single-Family Attached

## Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



## Top Areas: Single-Family Attached Market Share in 2019

92101 - San Diego Downtown	99.2%
92108 - Mission Valley	96.3%
92122 - University City	65.5%
92103 - Mission Hills-Hillcrest-Midtown	65.4%
92110 - Old Town	61.8%
92121 - Sorrento Valley	58.3%
92109 - Pacific Beach	56.5%
92173 - San Ysidro	52.8%
92075 - Solana Beach	51.7%
92037 - La Jolla	50.4%
91915 - Chula Vista	49.2%
92054 - Oceanside	47.5%
91932 - Imperial Beach	47.2%
92010 - Carlsbad	45.4%
92111 - Linda Vista	44.2%
92118 - Coronado	43.2%
92104 - North Park	43.0%
92091 - Rancho Santa Fe	42.9%
92128 - Rancho Bernardo	42.9%
92056 - Oceanside	41.9%
92105 - East San Diego	41.7%
91913 - Chula Vista	40.7%
92139 - Paradise Hills	40.4%
92058 - Oceanside	39.8%
92107 - Ocean Beach	39.4%
92131 - Scripps Miramar	39.1%

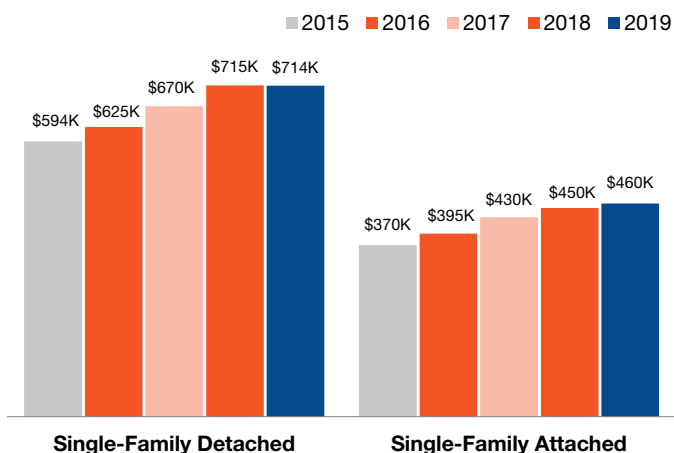
**- 0.1%**

One-Year Change in Price  
Single-Family Detached

**+ 2.2%**

One-Year Change in Price  
Single-Family Attached

## Median Sales Price



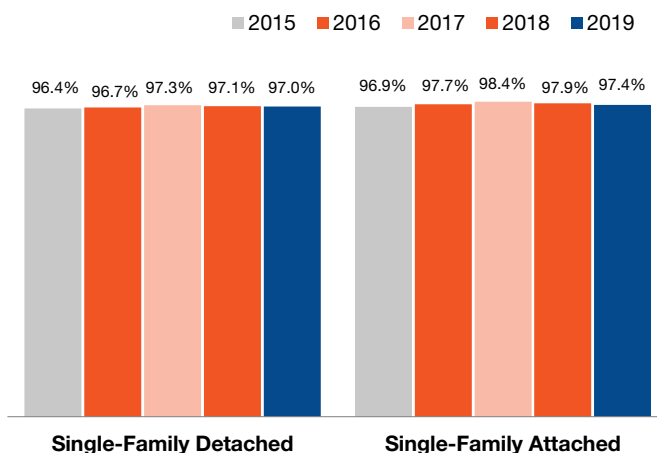
**97.0%**

Pct. of Orig. Price Received  
Single-Family Detached

**97.4%**

Pct. of Orig. Price Received  
Single-Family Attached

## Percent of Original List Price Received





# Price Range Review

**\$250,001 to \$500,000**

Price Range with Shortest Average Market Time

**\$1,250,001 or More**

Price Range with Longest Average Market Time

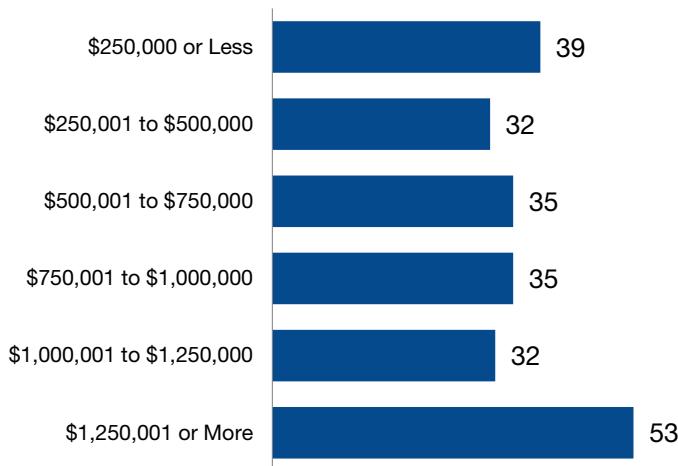
**14.6%**

of Homes for Sale at Year End Priced \$250,000 or Less

**- 20.5%**

One-Year Change in Homes for Sale Priced \$250,000 or Less

## Days on Market Until Sale by Price Range



## Share of Homes for Sale \$250,001 to \$500,000



**\$500,001 to \$750,000**

Price Range with the Most Closed Sales

**+ 7.3%**

Price Range with Strongest One-Year Change in Sales: \$500,001 to \$750,000

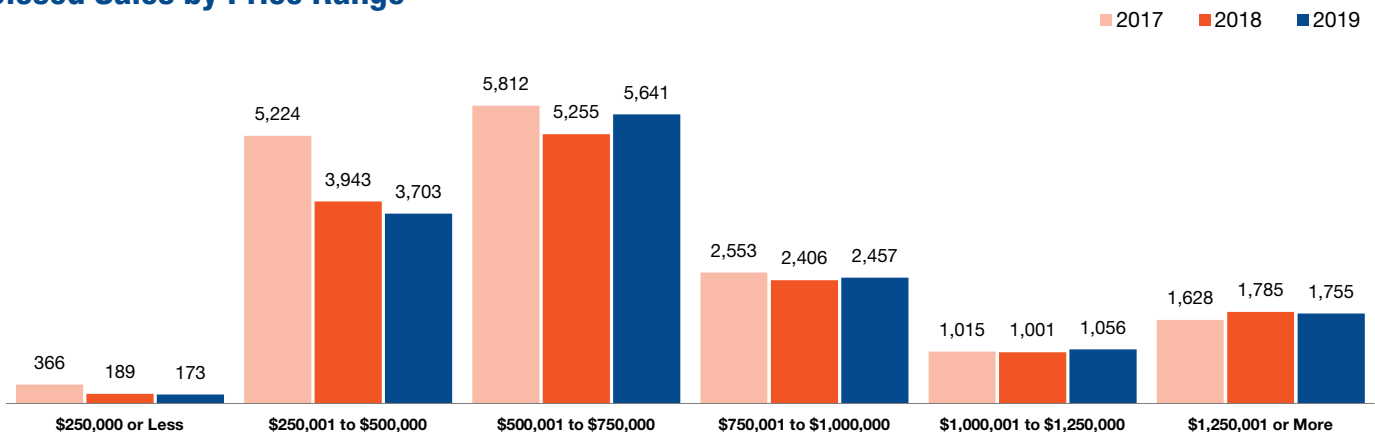
**\$250,000 or Less**

Price Range with the Fewest Closed Sales

**- 8.5%**

Price Range with Weakest One-Year Change in Sales: \$250,000 or Less

## Closed Sales by Price Range





# Distressed Homes Review

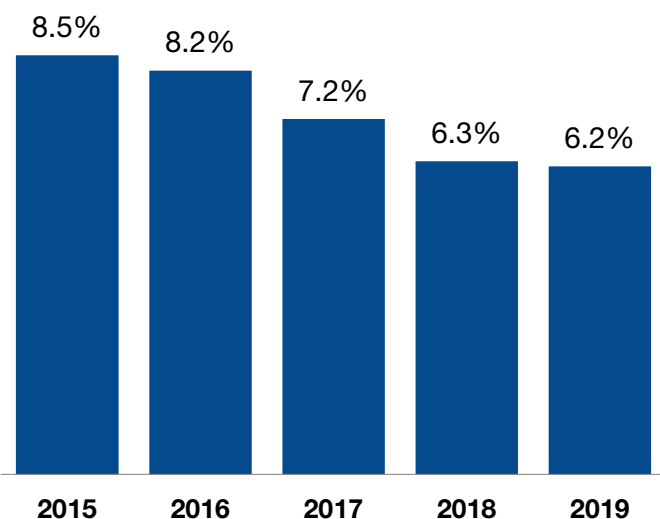
**6.2%**

Percent of Closed Sales in 2019 That Were Distressed

**- 1.6%**

One-Year Change in Sales of Lender-Mediated

## Percent of Sales That Were Distressed



## Top Areas: Lender-Mediated Market Share in 2017

92091 - Rancho Santa Fe	14.3%
92007 - Cardiff	11.6%
92054 - Oceanside	11.5%
92075 - Solana Beach	10.6%
92139 - Paradise Hills	9.7%
92154 - Otay Mesa	9.6%
92126 - Mira Mesa	9.4%
92014 - Del Mar	8.9%
92122 - University City	8.5%
92083 - Vista	8.1%
92057 - Oceanside	8.1%
92173 - San Ysidro	7.5%
92128 - Rancho Bernardo	7.4%
92024 - Encinitas	7.2%
92027 - Escondido	7.0%
92061 - Pauma Valley	6.9%
92123 - Mission Valley	6.7%
92056 - Oceanside	6.5%
92082 - Valley Center	6.5%
92058 - Oceanside	6.4%
92078 - San Marcos	6.3%
92064 - Poway	6.2%
92131 - Scripps Miramar	6.0%
92067 - Rancho Santa Fe	5.9%
92124 - Tierrasanta	5.8%
92127 - Rancho Bernardo	5.7%

**+ 6.7%**

Three-Year Change in Price All Properties

**+ 6.5%**

Three-Year Change in Price Traditional Properties

**+ 13.7%**

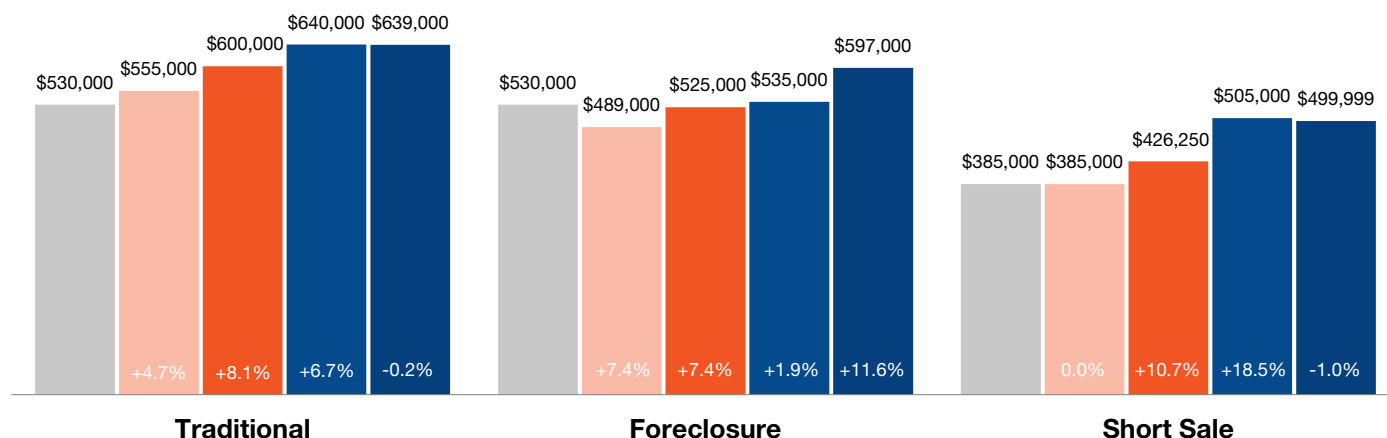
Three-Year Change in Price Foreclosure

**+ 17.3%**

Three-Year Change in Price Short Sale

## Median Sales Price

■ 2015 ■ 2016 ■ 2017 ■ 2018 ■ 2019





# Area Overviews

ZIP Code	Total Closed Sales	Change from 2018	Percent Single-Family Attached	Percent Foreclosures	New Listings	Days on Market	Pending Sales
91901 - Alpine	246	+ 15.0%	6.9%	3.7%	375	40	252
91902 - Bonita	198	+ 4.8%	18.7%	11.1%	279	31	199
91905 - Boulevard	13	- 13.3%	0.0%	7.7%	29	49	16
91906 - Campo	65	- 9.7%	0.0%	12.3%	99	58	64
91910 - Chula Vista	509	+ 5.6%	27.1%	8.3%	666	28	532
91911 - Chula Vista	483	- 1.0%	30.8%	11.6%	626	29	506
91913 - Chula Vista	772	+ 12.9%	40.7%	11.5%	978	34	795
91914 - Chula Vista	235	+ 9.8%	22.6%	9.4%	304	32	234
91915 - Chula Vista	530	+ 6.6%	49.2%	11.1%	640	29	549
91916 - Descanso	23	- 32.4%	0.0%	4.3%	54	47	29
91917 - Dulzura	8	+ 100.0%	0.0%	0.0%	12	49	7
91931 - Guatay	3	--	0.0%	0.0%	2	131	1
91932 - Imperial Beach	214	- 8.2%	47.2%	9.8%	359	36	215
91934 - Jacumba	8	+ 14.3%	0.0%	0.0%	17	114	7
91935 - Jamul	118	+ 6.3%	1.7%	5.1%	223	43	127
91941 - La Mesa	407	- 4.9%	7.1%	7.4%	577	31	417
91942 - La Mesa	423	- 2.1%	36.4%	8.3%	535	22	423
91945 - Lemon Grove	230	- 11.9%	9.6%	10.4%	299	21	223
91948 - Mount Laguna	8	0.0%	0.0%	12.5%	14	23	10
91950 - National City	208	+ 6.1%	22.1%	12.5%	247	33	214
91962 - Pine Valley	34	- 20.9%	8.8%	5.9%	58	62	37
91963 - Potrero	7	+ 40.0%	0.0%	28.6%	17	39	7
91977 - Spring Valley	631	+ 1.4%	20.4%	8.6%	817	29	647
91978 - Spring Valley	84	- 19.2%	31.0%	6.0%	113	25	86
91980 - Tecate	0	--	0.0%	0.0%	0	0	0
92003 - Bonsall	73	- 15.1%	27.4%	4.1%	158	75	87
92004 - Borrego Springs	94	- 16.8%	26.6%	7.4%	194	85	101
92007 - Cardiff	138	+ 8.7%	35.5%	11.6%	233	39	143
92008 - Carlsbad	311	- 2.5%	38.9%	4.8%	510	39	308
92009 - Carlsbad	733	+ 3.8%	37.2%	5.5%	1,057	31	747
92010 - Carlsbad	273	+ 3.0%	45.4%	5.5%	447	28	266
92011 - Carlsbad	333	+ 8.1%	35.1%	5.4%	475	37	336
92014 - Del Mar	224	+ 10.3%	29.0%	8.9%	388	54	224





# Area Overviews

ZIP Code	Total Closed Sales	Change from 2018	Percent Single-Family Attached	Percent Foreclosures	New Listings	Days on Market	Pending Sales
92019 - El Cajon	513	- 10.5%	26.1%	5.3%	722	30	516
92020 - El Cajon	505	+ 1.2%	22.2%	8.1%	710	29	518
92021 - El Cajon	586	+ 6.7%	23.9%	5.8%	784	29	606
92024 - Encinitas	598	+ 0.2%	28.6%	7.2%	935	31	608
92025 - Escondido	375	- 7.2%	24.5%	4.0%	551	34	394
92026 - Escondido	689	+ 14.5%	22.4%	5.2%	945	34	695
92027 - Escondido	556	- 3.3%	17.4%	7.0%	728	32	567
92028 - Fallbrook	830	+ 6.1%	6.4%	4.2%	1,331	54	858
92029 - Escondido	297	+ 17.4%	4.4%	3.7%	494	42	313
92036 - Julian	73	- 9.9%	0.0%	1.4%	166	56	84
92037 - La Jolla	701	- 7.5%	50.4%	8.3%	1,311	51	714
92040 - Lakeside	457	+ 2.0%	18.2%	8.1%	611	32	467
92054 - Oceanside	417	+ 0.7%	47.5%	11.5%	652	41	418
92056 - Oceanside	801	- 0.1%	41.9%	6.5%	1,043	29	806
92057 - Oceanside	899	- 8.0%	36.7%	8.1%	1,192	30	901
92058 - Oceanside	236	- 8.2%	39.8%	6.4%	281	29	235
92059 - Pala	2	0.0%	0.0%	0.0%	8	132	2
92061 - Pauma Valley	29	- 37.0%	24.1%	6.9%	74	118	31
92064 - Poway	566	+ 0.2%	13.6%	6.2%	751	35	582
92065 - Ramona	561	+ 10.9%	6.6%	5.5%	859	42	595
92066 - Ranchita	11	+ 57.1%	0.0%	18.2%	13	91	11
92067 - Rancho Santa Fe	187	- 21.4%	3.7%	5.9%	503	103	196
92069 - San Marcos	467	+ 11.5%	23.8%	4.9%	602	30	471
92070 - Santa Ysabel	15	+ 66.7%	0.0%	13.3%	38	96	20
92071 - Santee	802	+ 1.6%	35.3%	5.1%	927	26	793
92075 - Solana Beach	180	- 7.2%	51.7%	10.6%	343	41	192
92078 - San Marcos	764	+ 4.1%	32.1%	6.3%	1,072	33	796
92081 - Vista	359	+ 7.5%	25.6%	5.0%	478	27	367
92082 - Valley Center	232	- 2.1%	0.9%	6.5%	398	53	234
92083 - Vista	283	+ 1.8%	28.6%	8.1%	387	29	293
92084 - Vista	426	+ 3.6%	9.9%	4.7%	613	43	444
92086 - Warner Springs	21	+ 50.0%	0.0%	9.5%	39	112	23
92091 - Rancho Santa Fe	56	+ 5.7%	42.9%	14.3%	115	64	63



# Area Overviews

ZIP Code	Total Closed Sales	Change from 2018	Percent Single-Family Attached	Percent Foreclosures	New Listings	Days on Market	Pending Sales
92101 - San Diego Downtown	762	- 9.3%	99.2%	6.8%	1,819	44	791
92102 - San Diego Golden Hill	190	- 14.0%	36.8%	8.4%	327	26	204
92103 - Mission Hills-Hillcrest-Midtown	474	+ 4.2%	65.4%	5.5%	908	36	496
92104 - North Park	398	- 2.5%	43.0%	8.0%	615	29	423
92105 - East San Diego	312	- 1.0%	41.7%	8.7%	452	24	317
92106 - Point Loma	250	- 3.8%	28.0%	8.0%	481	34	271
92107 - Ocean Beach	236	- 1.3%	39.4%	10.2%	413	33	253
92108 - Mission Valley	433	+ 2.9%	96.3%	6.7%	597	33	456
92109 - Pacific Beach	490	+ 2.3%	56.5%	7.3%	820	34	502
92110 - Old Town	325	- 5.5%	61.8%	6.2%	426	29	326
92111 - Linda Vista	437	+ 9.3%	44.2%	9.8%	536	25	447
92113 - Logan Heights	143	- 5.9%	16.8%	12.6%	259	27	160
92114 - Encanto	495	+ 0.6%	2.4%	11.5%	639	25	501
92115 - San Diego	569	- 3.1%	34.3%	6.7%	805	25	578
92116 - Normal Heights	391	+ 6.8%	38.6%	4.3%	568	25	402
92117 - Clairemont Mesa	547	+ 5.6%	19.6%	6.2%	755	21	555
92118 - Coronado	296	+ 4.6%	43.2%	6.4%	518	71	293
92119 - San Carlos	402	+ 5.8%	32.6%	9.5%	520	24	408
92120 - Del Cerro	449	+ 6.9%	29.6%	8.2%	613	27	477
92121 - Sorrento Valley	48	- 5.9%	58.3%	6.3%	72	15	50
92122 - University City	400	- 2.0%	65.5%	8.5%	529	23	405
92123 - Mission Valley	269	+ 0.7%	34.2%	6.7%	338	23	276
92124 - Tierrasanta	240	+ 4.8%	35.4%	5.8%	301	27	246
92126 - Mira Mesa	572	0.0%	38.5%	9.4%	657	22	578
92127 - Rancho Bernardo	756	+ 3.7%	28.8%	5.7%	1,144	32	789
92128 - Rancho Bernardo	924	+ 2.9%	42.9%	7.4%	1,260	31	955
92129 - Rancho Penasquitos	509	- 4.0%	29.5%	5.5%	604	24	513
92130 - Carmel Valley	701	- 3.7%	32.2%	4.7%	972	32	689
92131 - Scripps Miramar	481	+ 12.1%	39.1%	6.0%	637	28	490
92139 - Paradise Hills	277	+ 11.2%	40.4%	9.7%	339	26	291
92154 - Otay Mesa	510	+ 13.1%	34.1%	9.6%	733	26	552
92173 - San Ysidro	106	+ 2.9%	52.8%	7.5%	133	24	107



# Area Historical Median Prices

ZIP Code	2015	2016	2017	2018	2019	Change From 2018	Change From 2017
91901 - Alpine	\$517,500	\$540,000	\$574,000	\$620,000	\$635,000	+ 2.4%	+ 22.7%
91902 - Bonita	\$590,000	\$614,875	\$637,000	\$693,500	\$677,500	- 2.3%	+ 14.8%
91905 - Boulevard	\$214,000	\$250,000	\$240,000	\$275,000	\$290,000	+ 5.5%	+ 35.5%
91906 - Campo	\$240,000	\$260,000	\$299,000	\$304,000	\$315,000	+ 3.6%	+ 31.3%
91910 - Chula Vista	\$421,750	\$430,000	\$476,537	\$510,000	\$525,000	+ 2.9%	+ 24.5%
91911 - Chula Vista	\$379,000	\$412,000	\$445,000	\$470,000	\$480,000	+ 2.1%	+ 26.6%
91913 - Chula Vista	\$445,000	\$470,000	\$500,000	\$530,000	\$545,000	+ 2.8%	+ 22.5%
91914 - Chula Vista	\$584,000	\$617,500	\$650,000	\$712,500	\$681,000	- 4.4%	+ 16.6%
91915 - Chula Vista	\$430,000	\$460,000	\$479,000	\$500,000	\$508,250	+ 1.7%	+ 18.2%
91916 - Descanso	\$377,500	\$440,000	\$442,500	\$449,000	\$468,000	+ 4.2%	+ 24.0%
91917 - Dulzura	\$495,000	\$417,000	\$465,000	\$392,000	\$490,000	+ 25.0%	- 1.0%
91931 - Guatay	\$0	\$0	\$75,000	\$0	\$400,000	--	--
91932 - Imperial Beach	\$422,500	\$465,000	\$549,950	\$580,000	\$575,000	- 0.9%	+ 36.1%
91934 - Jacumba	\$142,500	\$162,000	\$137,500	\$178,000	\$177,500	- 0.3%	+ 24.6%
91935 - Jamul	\$562,500	\$561,000	\$634,500	\$625,000	\$677,500	+ 8.4%	+ 20.4%
91941 - La Mesa	\$515,000	\$545,000	\$610,000	\$623,528	\$649,000	+ 4.1%	+ 26.0%
91942 - La Mesa	\$404,000	\$430,000	\$460,000	\$505,000	\$512,500	+ 1.5%	+ 26.9%
91945 - Lemon Grove	\$370,000	\$408,500	\$434,500	\$457,000	\$474,000	+ 3.7%	+ 28.1%
91948 - Mount Laguna	\$80,000	\$255,000	\$110,000	\$145,000	\$140,000	- 3.4%	+ 75.0%
91950 - National City	\$325,000	\$350,000	\$400,000	\$423,500	\$441,000	+ 4.1%	+ 35.7%
91962 - Pine Valley	\$395,000	\$420,000	\$438,250	\$452,500	\$478,500	+ 5.7%	+ 21.1%
91963 - Potrero	\$255,000	\$293,000	\$450,000	\$400,000	\$275,000	- 31.3%	+ 7.8%
91977 - Spring Valley	\$369,900	\$405,000	\$430,000	\$460,000	\$475,000	+ 3.3%	+ 28.4%
91978 - Spring Valley	\$410,000	\$425,000	\$475,000	\$494,250	\$551,500	+ 11.6%	+ 34.5%
91980 - Tecate	\$0	\$0	\$360,000	\$0	\$0	--	--
92003 - Bonsall	\$480,000	\$549,000	\$581,500	\$592,500	\$625,000	+ 5.5%	+ 30.2%
92004 - Borrego Springs	\$175,000	\$185,000	\$186,000	\$217,500	\$218,500	+ 0.5%	+ 24.9%
92007 - Cardiff	\$980,000	\$1,180,000	\$1,159,625	\$1,275,000	\$1,325,000	+ 3.9%	+ 35.2%
92008 - Carlsbad	\$710,000	\$787,500	\$837,000	\$885,000	\$910,000	+ 2.8%	+ 28.2%
92009 - Carlsbad	\$730,000	\$747,000	\$825,000	\$875,000	\$860,000	- 1.7%	+ 17.8%
92010 - Carlsbad	\$612,013	\$666,500	\$705,000	\$768,000	\$730,000	- 4.9%	+ 19.3%
92011 - Carlsbad	\$745,750	\$775,000	\$852,000	\$912,750	\$909,000	- 0.4%	+ 21.9%
92014 - Del Mar	\$1,365,000	\$1,465,375	\$1,574,000	\$1,738,000	\$1,700,000	- 2.2%	+ 24.5%



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92019 - El Cajon	\$430,000	\$450,500	\$478,000	\$505,000	\$545,000	+ 7.9%	+ 26.7%
92020 - El Cajon	\$425,250	\$436,000	\$466,200	\$495,000	\$519,000	+ 4.8%	+ 22.0%
92021 - El Cajon	\$385,000	\$415,625	\$445,000	\$472,000	\$499,450	+ 5.8%	+ 29.7%
92024 - Encinitas	\$837,000	\$900,000	\$994,000	\$1,099,500	\$1,187,250	+ 8.0%	+ 41.8%
92025 - Escondido	\$414,250	\$481,250	\$482,250	\$513,500	\$515,000	+ 0.3%	+ 24.3%
92026 - Escondido	\$417,000	\$452,000	\$490,000	\$525,000	\$525,000	0.0%	+ 25.9%
92027 - Escondido	\$389,000	\$425,000	\$449,000	\$472,500	\$490,000	+ 3.7%	+ 26.0%
92028 - Fallbrook	\$479,950	\$518,000	\$555,000	\$580,000	\$570,000	- 1.7%	+ 18.8%
92029 - Escondido	\$625,000	\$640,275	\$702,500	\$702,000	\$735,000	+ 4.7%	+ 17.6%
92036 - Julian	\$319,000	\$340,000	\$349,000	\$399,000	\$388,500	- 2.6%	+ 21.8%
92037 - La Jolla	\$1,183,000	\$1,060,000	\$1,225,000	\$1,300,000	\$1,400,000	+ 7.7%	+ 18.3%
92040 - Lakeside	\$419,000	\$436,882	\$480,000	\$499,950	\$515,000	+ 3.0%	+ 22.9%
92054 - Oceanside	\$501,050	\$545,000	\$600,000	\$637,000	\$665,000	+ 4.4%	+ 32.7%
92056 - Oceanside	\$446,250	\$469,000	\$510,000	\$545,000	\$545,000	0.0%	+ 22.1%
92057 - Oceanside	\$390,000	\$416,000	\$459,000	\$462,500	\$489,000	+ 5.7%	+ 25.4%
92058 - Oceanside	\$365,375	\$390,000	\$369,000	\$435,000	\$458,500	+ 5.4%	+ 25.5%
92059 - Pala	\$485,000	\$725,000	\$589,937	\$595,000	\$907,500	+ 52.5%	+ 87.1%
92061 - Pauma Valley	\$406,000	\$397,750	\$515,000	\$421,250	\$555,000	+ 31.8%	+ 36.7%
92064 - Poway	\$589,000	\$617,750	\$705,500	\$747,000	\$725,200	- 2.9%	+ 23.1%
92065 - Ramona	\$425,000	\$460,000	\$510,500	\$528,000	\$536,000	+ 1.5%	+ 26.1%
92066 - Ranchita	\$190,000	\$409,000	\$396,625	\$302,000	\$310,000	+ 2.6%	+ 63.2%
92067 - Rancho Santa Fe	\$2,450,000	\$2,300,000	\$2,227,500	\$2,344,000	\$2,500,000	+ 6.7%	+ 2.0%
92069 - San Marcos	\$475,000	\$485,374	\$538,500	\$570,000	\$566,000	- 0.7%	+ 19.2%
92070 - Santa Ysabel	\$512,450	\$435,000	\$539,000	\$565,500	\$535,000	- 5.4%	+ 4.4%
92071 - Santee	\$395,000	\$428,000	\$455,000	\$500,000	\$505,000	+ 1.0%	+ 27.8%
92075 - Solana Beach	\$931,250	\$965,000	\$1,125,000	\$1,280,000	\$1,200,000	- 6.3%	+ 28.9%
92078 - San Marcos	\$525,000	\$549,000	\$598,250	\$655,000	\$658,500	+ 0.5%	+ 25.4%
92081 - Vista	\$465,000	\$490,000	\$540,500	\$569,250	\$555,000	- 2.5%	+ 19.4%
92082 - Valley Center	\$530,000	\$552,500	\$610,000	\$651,000	\$624,300	- 4.1%	+ 17.8%
92083 - Vista	\$379,000	\$405,500	\$435,000	\$465,000	\$474,000	+ 1.9%	+ 25.1%
92084 - Vista	\$440,000	\$483,685	\$535,000	\$550,000	\$564,750	+ 2.7%	+ 28.4%
92086 - Warner Springs	\$312,500	\$330,000	\$339,000	\$378,950	\$340,000	- 10.3%	+ 8.8%
92091 - Rancho Santa Fe	\$1,225,000	\$1,090,500	\$1,332,900	\$1,323,000	\$1,282,950	- 3.0%	+ 4.7%



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ZIP Code	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
92101 - San Diego Downtown	\$485,000	\$505,000	\$543,800	\$550,000	\$545,000	- 0.9%	+ 12.4%
92102 - San Diego Golden Hill	\$327,500	\$385,000	\$405,000	\$432,500	\$447,450	+ 3.5%	+ 36.6%
92103 - Mission Hills-Hillcrest-Midtown	\$589,500	\$582,000	\$634,500	\$680,000	\$704,250	+ 3.6%	+ 19.5%
92104 - North Park	\$461,900	\$450,000	\$505,000	\$575,000	\$584,383	+ 1.6%	+ 26.5%
92105 - East San Diego	\$312,500	\$357,250	\$387,000	\$410,000	\$409,500	- 0.1%	+ 31.0%
92106 - Point Loma	\$863,750	\$925,000	\$995,000	\$1,065,000	\$1,052,500	- 1.2%	+ 21.9%
92107 - Ocean Beach	\$731,500	\$695,000	\$839,952	\$852,000	\$859,425	+ 0.9%	+ 17.5%
92108 - Mission Valley	\$330,000	\$350,000	\$375,000	\$385,000	\$420,000	+ 9.1%	+ 27.3%
92109 - Pacific Beach	\$685,000	\$699,500	\$790,000	\$849,000	\$912,500	+ 7.5%	+ 33.2%
92110 - Old Town	\$386,000	\$430,000	\$482,500	\$522,500	\$541,000	+ 3.5%	+ 40.2%
92111 - Linda Vista	\$428,000	\$475,000	\$507,000	\$569,000	\$575,000	+ 1.1%	+ 34.3%
92113 - Logan Heights	\$299,000	\$316,250	\$369,500	\$395,000	\$410,000	+ 3.8%	+ 37.1%
92114 - Encanto	\$347,000	\$386,000	\$420,000	\$445,000	\$465,000	+ 4.5%	+ 34.0%
92115 - San Diego	\$410,000	\$440,000	\$463,000	\$485,000	\$529,000	+ 9.1%	+ 29.0%
92116 - Normal Heights	\$480,000	\$489,000	\$555,750	\$595,750	\$620,000	+ 4.1%	+ 29.2%
92117 - Clairemont Mesa	\$520,000	\$546,000	\$610,750	\$650,000	\$680,000	+ 4.6%	+ 30.8%
92118 - Coronado	\$1,530,000	\$1,475,000	\$1,570,000	\$1,660,773	\$1,686,500	+ 1.5%	+ 10.2%
92119 - San Carlos	\$487,500	\$525,000	\$555,000	\$565,000	\$615,000	+ 8.8%	+ 26.2%
92120 - Del Cerro	\$502,500	\$540,000	\$573,000	\$615,250	\$655,000	+ 6.5%	+ 30.3%
92121 - Sorrento Valley	\$510,000	\$560,000	\$613,250	\$675,000	\$696,000	+ 3.1%	+ 36.5%
92122 - University City	\$478,000	\$480,000	\$526,000	\$547,500	\$661,500	+ 20.8%	+ 38.4%
92123 - Mission Valley	\$465,000	\$505,000	\$550,000	\$589,000	\$610,000	+ 3.6%	+ 31.2%
92124 - Tierrasanta	\$500,000	\$515,500	\$549,500	\$605,400	\$622,500	+ 2.8%	+ 24.5%
92126 - Mira Mesa	\$463,250	\$500,000	\$529,000	\$580,000	\$580,000	0.0%	+ 25.2%
92127 - Rancho Bernardo	\$720,000	\$738,500	\$865,000	\$890,000	\$959,000	+ 7.8%	+ 33.2%
92128 - Rancho Bernardo	\$497,250	\$490,065	\$542,000	\$600,000	\$606,500	+ 1.1%	+ 22.0%
92129 - Rancho Penasquitos	\$612,500	\$660,000	\$713,500	\$750,000	\$770,000	+ 2.7%	+ 25.7%
92130 - Carmel Valley	\$850,000	\$915,000	\$989,950	\$1,122,500	\$1,145,000	+ 2.0%	+ 34.7%
92131 - Scripps Miramar	\$674,700	\$696,000	\$766,000	\$805,000	\$790,000	- 1.9%	+ 17.1%
92139 - Paradise Hills	\$330,000	\$361,200	\$410,000	\$425,000	\$450,000	+ 5.9%	+ 36.4%
92154 - Otay Mesa	\$383,000	\$408,000	\$439,125	\$466,000	\$480,000	+ 3.0%	+ 25.3%
92173 - San Ysidro	\$337,000	\$357,500	\$405,000	\$300,000	\$372,000	+ 24.0%	+ 10.4%