

Annual Report on the North San Diego County Housing Market

RESIDENTIAL REAL ESTATE ACTIVITY IN NORTH SAN DIEGO COUNTY



2022

2022 began where 2021 left off: Mortgage rates were near historic lows, buyer competition was fierce, and homes were selling at a breakneck pace, often with multiple bids and all-cash offers, due to pent-up demand and a shortage of housing supply, causing sales prices to soar to new heights. But all that changed a few months later as mortgage rates began to rise, adding hundreds of dollars to monthly mortgage payments and causing housing affordability to plummet to its lowest level in decades. As borrowing costs continued to increase, home sales and home prices began to slow, and after two years of record-breaking activity, the red-hot housing market was finally cooling.

Sales: Pending sales decreased 29.3 percent, finishing 2022 at 11,988. Closed sales were also down 28.9 percent to end the year at 12,264.

Listings: Comparing 2022 to the prior year, the number of homes available for sale was higher by 7.5 percent. There were 1,322 active listings at the end of 2022. New listings decreased by 12.5 percent to finish the year at 16,441.

Distressed: Previous forbearance efforts by the government and lenders limited distressed sales activity once again. In 2022, the percentage of closed sales that were either foreclosure or short sale increased by 25.0 percent to finish the year at 2.0 percent of the market. Foreclosure and short sale activity may increase in 2023, though the strong gains in equity seen by most homeowners in the last few years will help to limit the number of distressed sales.

Prices: Home prices were up compared to last year. The overall median sales price increased 11.0 percent to \$900,000 or the year. Single-Family Detached home prices were up 9.2 percent compared to last year, and Single-Family Attached home prices were up 14.9 percent.

List Price Received: Sellers received, on average, 101.2 percent of their original list price at sale, a year-over-year decrease of 1.7 percent.

Home sales continued to decline throughout much of the year, as affordability challenges took their toll on market participants, forcing many prospective buyers and sellers to the sidelines. To help offset rising costs, some buyers moved from bigger, more expensive cities to smaller, more affordable areas, while others turned to the rental market, where competition and rental prices surged. As mortgage rates continued to climb and market conditions shifted, many homeowners were reluctant to sell their homes, and with buyer demand down, homebuilders eased production, further constraining an already limited supply of housing.

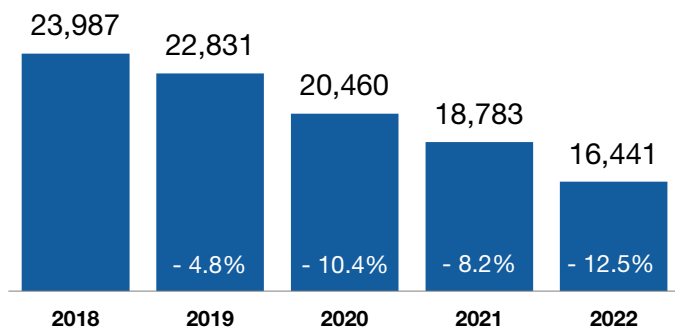
Looking ahead to the 2023, much depends on inflation, mortgage interest rates, and the broader state of the economy, although economists predict many of 2022's housing trends will continue into the new year: home sales will soften, price growth will moderate, inventory will remain tight, and there will be greater variability between markets nationally, with some regions possibly seeing price declines while other, more affordable areas of the country remain in high demand and experience price growth.

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Quick Facts

New Listings



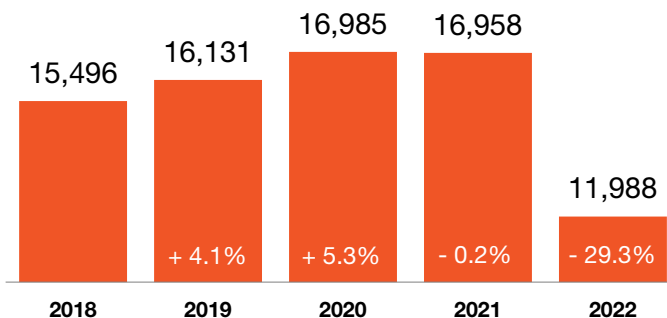
Top 5 Areas: Change in New Listings from 2021

91963 - Potrero	+ 57.1%
91935 - Jamul	+ 11.2%
92131 - Scripps Miramar	+ 7.4%
92083 - Vista	+ 6.2%
92121 - Sorrento Valley	+ 5.4%

Bottom 5 Areas: Change in New Listings from 2021

92061 - Pauma Valley	- 32.6%
92007 - Cardiff	- 36.9%
91934 - Jacumba	- 45.8%
91931 - Guatay	- 55.6%
92059 - Pala	- 69.2%

Pending Sales



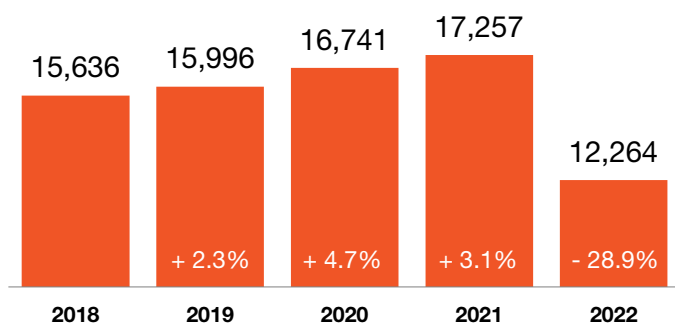
Top 5 Areas: Change in Pending Sales from 2021

91963 - Potrero	+ 28.6%
91935 - Jamul	+ 1.0%
91905 - Boulevard	0.0%
91962 - Pine Valley	- 12.8%
92083 - Vista	- 13.0%

Bottom 5 Areas: Change in Pending Sales from 2021

92091 - Rancho Santa Fe	- 49.4%
92070 - Santa Ysabel	- 50.0%
92061 - Pauma Valley	- 56.3%
92059 - Pala	- 72.7%
91931 - Guatay	- 75.0%

Closed Sales



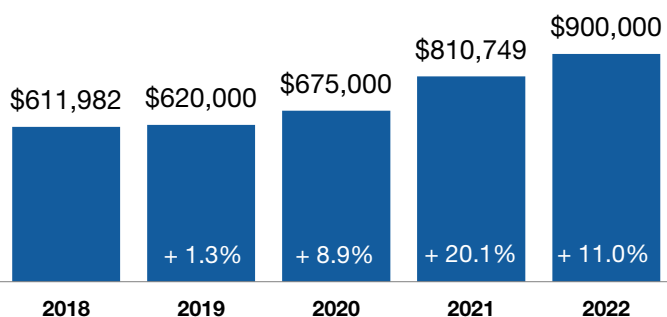
Top 5 Areas: Change in Closed Sales from 2021

91905 - Boulevard	+ 12.5%
91963 - Potrero	0.0%
91935 - Jamul	- 9.3%
92114 - Encanto	- 10.7%
92083 - Vista	- 11.3%

Bottom 5 Areas: Change in Closed Sales from 2021

92091 - Rancho Santa Fe	- 50.6%
92070 - Santa Ysabel	- 53.6%
92061 - Pauma Valley	- 55.6%
91931 - Guatay	- 57.1%
92059 - Pala	- 75.0%

Median Sales Price



Top 5 Areas: Change in Median Sales Price from 2021

92059 - Pala	+ 1,063.8%
92061 - Pauma Valley	+ 55.7%
92122 - University City	+ 38.3%
92014 - Del Mar	+ 38.3%
91934 - Jacumba	+ 37.3%

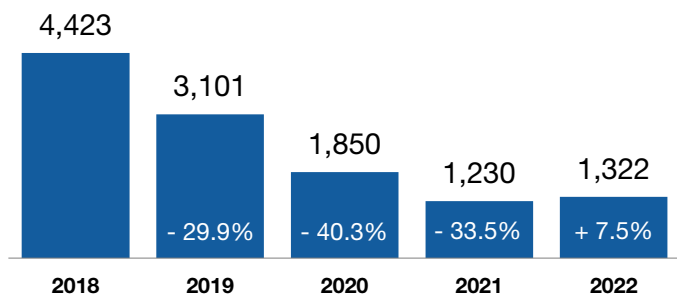
Bottom 5 Areas: Change in Median Sales Price from 2021

92091 - Rancho Santa Fe	- 1.3%
91963 - Potrero	- 6.6%
91931 - Guatay	- 7.1%
92066 - Ranchita	- 8.6%
91905 - Boulevard	- 10.6%

Quick Facts

Inventory of Homes for Sale

At the end of the year



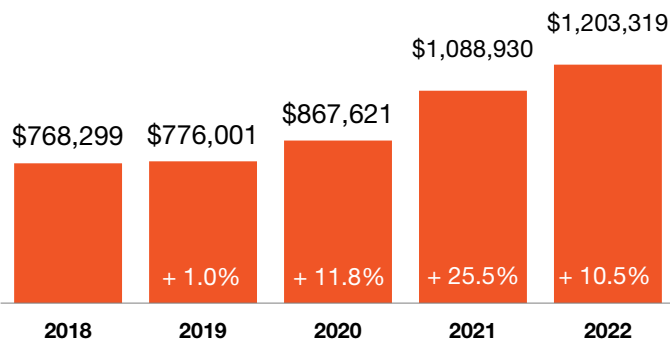
Top 5 Areas: Change in Homes for Sale from 2021

92091 - Rancho Santa Fe	+ 400.0%
92066 - Ranchita	+ 200.0%
92128 - Rancho Bernardo	+ 150.0%
92081 - Vista	+ 130.0%
92126 - Mira Mesa	+ 126.7%

Bottom 5 Areas: Change in Homes for Sale from 2021

91945 - Lemon Grove	- 54.3%
91935 - Jamul	- 60.0%
92070 - Santa Ysabel	- 60.0%
91963 - Potrero	- 66.7%
91934 - Jacumba	- 83.3%

Average Sales Price



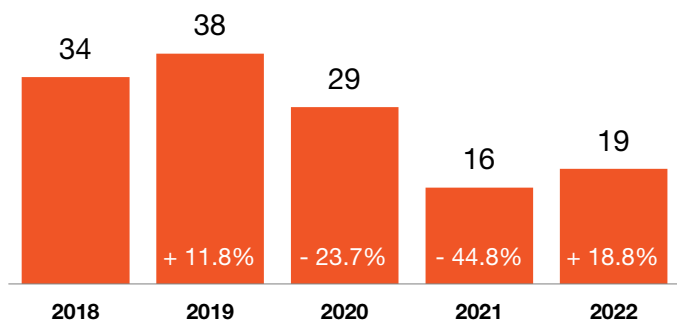
Top 5 Areas: Change in Avg. Sales Price from 2021

92059 - Pala	+ 684.0%
92070 - Santa Ysabel	+ 163.0%
92061 - Pauma Valley	+ 49.0%
92122 - University City	+ 30.5%
91934 - Jacumba	+ 30.2%

Bottom 5 Areas: Change in Avg. Sales Price from 2021

92107 - Ocean Beach	+ 1.8%
91905 - Boulevard	- 0.9%
91963 - Potrero	- 5.1%
91948 - Mount Laguna	- 5.7%
92086 - Warner Springs	- 5.9%

Days on Market Until Sale



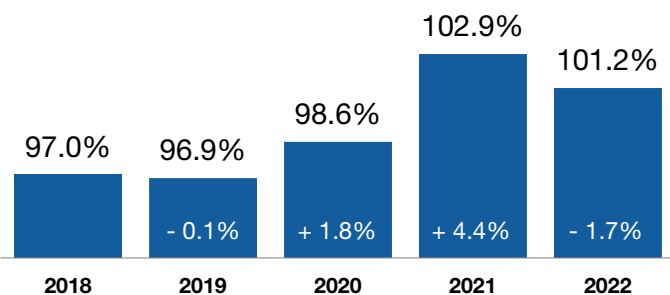
Top 5 Areas: Change in Days on Market from 2021

91948 - Mount Laguna	+ 168.4%
92058 - Oceanside	+ 90.9%
91915 - Chula Vista	+ 80.0%
91913 - Chula Vista	+ 70.0%
92056 - Oceanside	+ 70.0%

Bottom 5 Areas: Change in Days on Market from 2021

92173 - San Ysidro	- 38.9%
92061 - Pauma Valley	- 46.3%
91962 - Pine Valley	- 51.2%
91917 - Dulzura	- 67.4%
91963 - Potrero	- 73.9%

Percent of Original List Price Received



Top 5 Areas: Change in Pct. of Orig. Price Received from 2021

91917 - Dulzura	+ 4.2%
91963 - Potrero	+ 2.9%
92086 - Warner Springs	+ 2.3%
92101 - San Diego Downtown	+ 2.0%
92004 - Borrego Springs	+ 1.8%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2021

91905 - Boulevard	- 5.0%
91948 - Mount Laguna	- 6.7%
92066 - Ranchita	- 7.5%
91931 - Guatay	- 11.3%
92059 - Pala	- 19.5%

Property Type Review

20

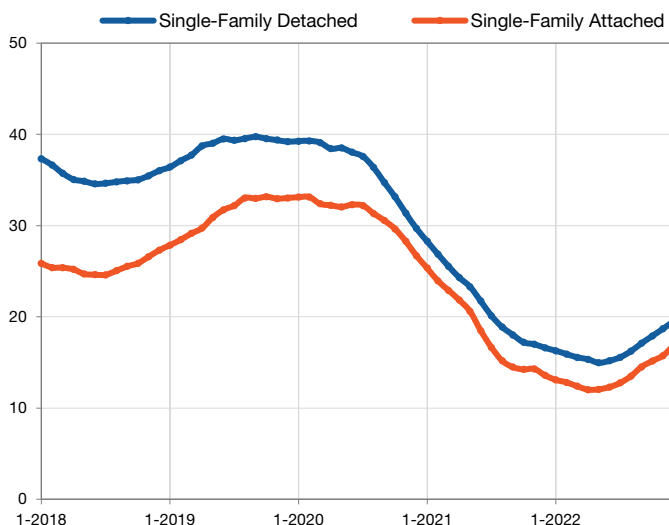
Average Days on Market
Single-Family Detached

17

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 2022

92101 - San Diego Downtown	98.3%
92108 - Mission Valley	96.9%
92103 - Mission Hills-Hillcrest-Midtown	68.0%
92110 - Old Town	64.4%
92122 - University City	62.5%
92121 - Sorrento Valley	56.4%
92109 - Pacific Beach	56.3%
91915 - Chula Vista	54.4%
92075 - Solana Beach	50.4%
92111 - Linda Vista	50.1%
92037 - La Jolla	49.4%
92173 - San Ysidro	47.5%
92128 - Rancho Bernardo	47.2%
92118 - Coronado	47.0%
91913 - Chula Vista	45.0%
92104 - North Park	44.7%
91932 - Imperial Beach	44.4%
92091 - Rancho Santa Fe	43.9%
92009 - Carlsbad	42.5%
92116 - Normal Heights	41.7%
92130 - Carmel Valley	41.4%
92054 - Oceanside	41.4%
92007 - Cardiff	41.2%
92126 - Mira Mesa	40.7%
92107 - Ocean Beach	40.7%
92008 - Carlsbad	40.0%

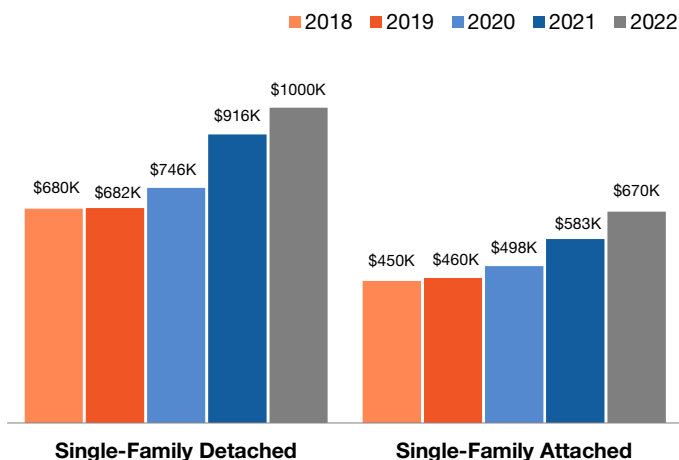
+ 9.2%

One-Year Change in Price
Single-Family Detached

+ 14.9%

One-Year Change in Price
Single-Family Attached

Median Sales Price



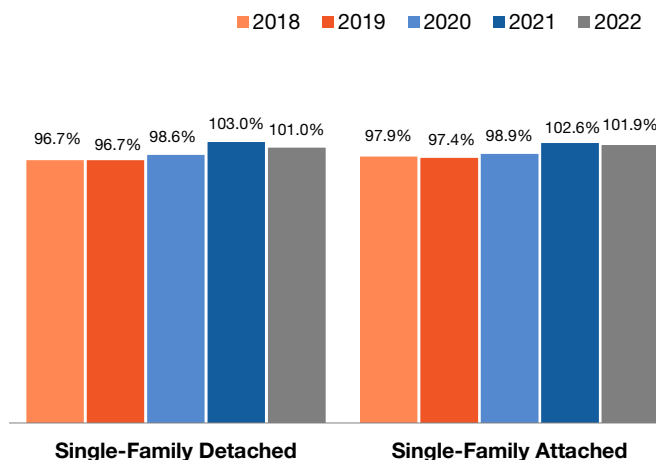
101.0%

Pct. of Orig. Price Received
Single-Family Detached

101.9%

Pct. of Orig. Price Received
Single-Family Attached

Percent of Original List Price Received



Price Range Review

\$500,001 to \$750,000

Price Range with Shortest Average Market Time

\$1,250,001 or More

Price Range with Longest Average Market Time

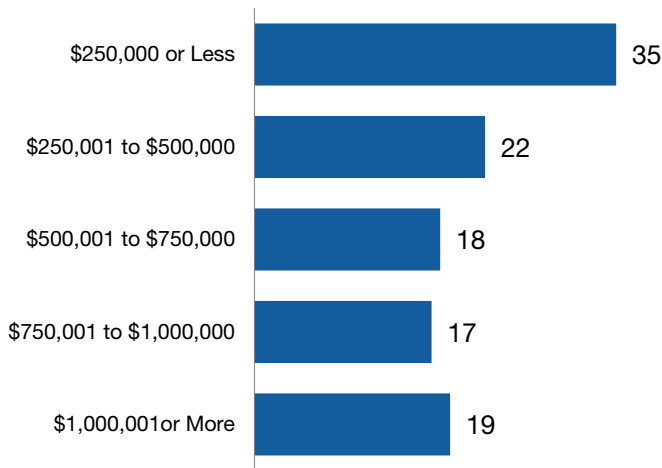
2.5%

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

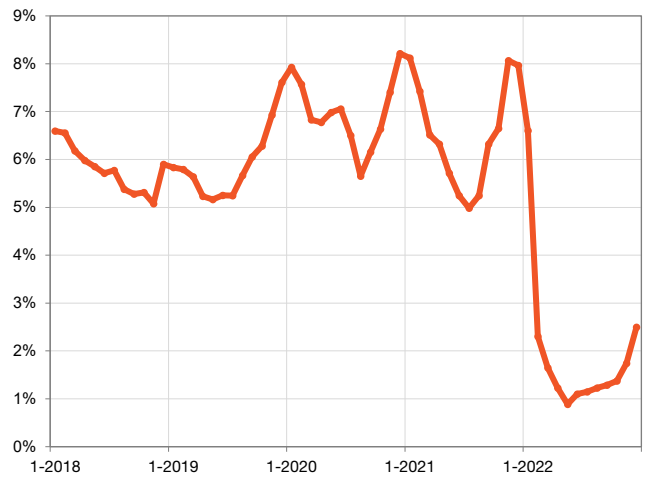
- 68.7%

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



\$1,000,001 or More

Price Range with the Most Closed Sales

- 15.8%

Price Range with Strongest One-Year Change in Sales: \$1,000,001 or More

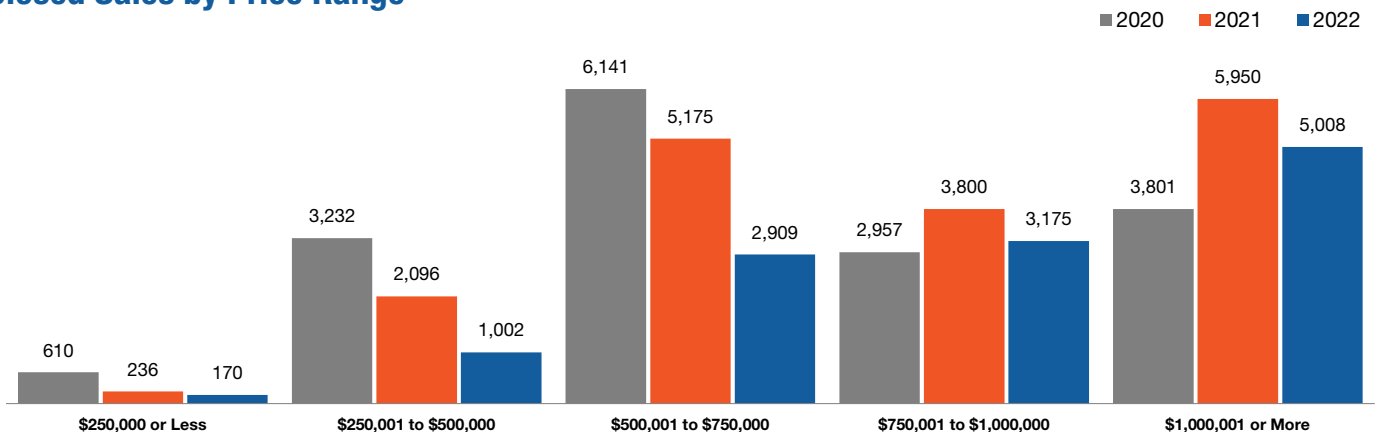
\$250,000 or Less

Price Range with the Fewest Closed Sales

- 52.2%

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

Closed Sales by Price Range



Distressed Homes Review

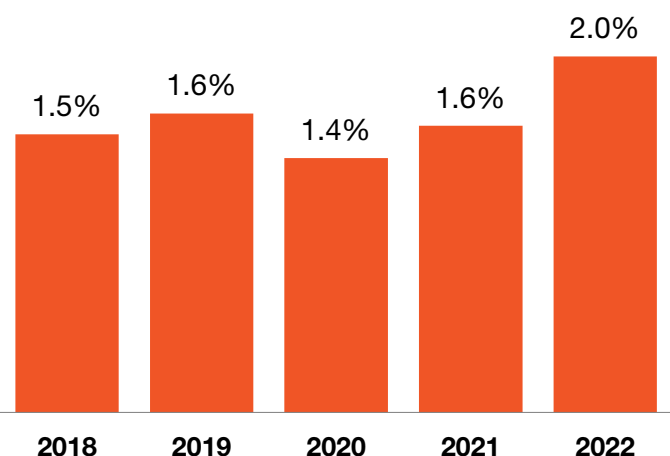
2.0%

Percent of Closed Sales in 2022 That Were Distressed

+ 25.0%

One-Year Change in Sales of Lender-Mediated

Percent of Sales That Were Distressed



Top Areas: Lender-Mediated Market Share in 2017

92173 - San Ysidro	6.0%
92083 - Vista	4.2%
92011 - Carlsbad	3.9%
92091 - Rancho Santa Fe	3.8%
92056 - Oceanside	3.4%
92010 - Carlsbad	3.4%
92081 - Vista	3.3%
92154 - Otay Mesa	3.2%
92058 - Oceanside	2.9%
92139 - Paradise Hills	2.9%
92057 - Oceanside	2.8%
92082 - Valley Center	2.7%
92028 - Fallbrook	2.7%
92026 - Escondido	2.7%
92003 - Bonsall	2.7%
92054 - Oceanside	2.5%
92008 - Carlsbad	2.4%
92065 - Ramona	2.3%
92084 - Vista	2.3%
92027 - Escondido	2.2%
92024 - Encinitas	2.2%
92009 - Carlsbad	2.1%
92064 - Poway	2.0%
92014 - Del Mar	2.0%
92078 - San Marcos	1.8%
92025 - Escondido	1.8%

+ 33.3%

Three-Year Change in Price All Properties

+ 38.3%

Three-Year Change in Price Traditional Properties

+ 7.7%

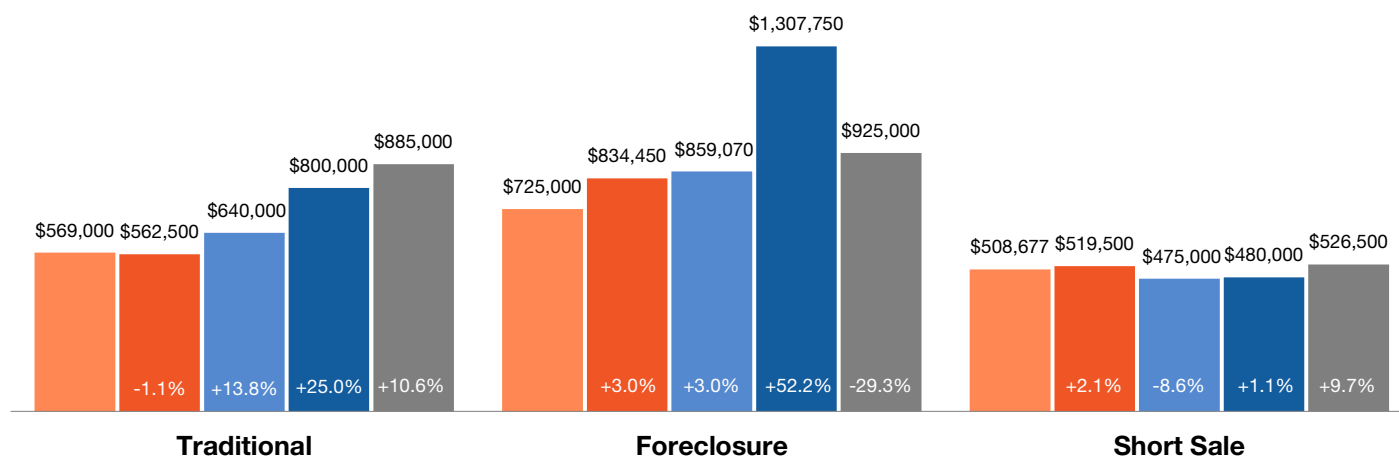
Three-Year Change in Price Foreclosure

+ 10.8%

Three-Year Change in Price Short Sale

Median Sales Price

2018 2019 2020 2021 2022



Area Overviews

ZIP Code	Total Closed Sales	Change from 2021	Percent Single-Family Attached	Percent Lender-Mediated	New Listings	Days on Market	Pending Sales
91901 - Alpine	210	- 30.9%	9.5%	4.3%	303	21	204
91902 - Bonita	125	- 42.4%	16.8%	4.8%	176	18	122
91905 - Boulevard	27	+ 12.5%	3.7%	3.7%	35	61	26
91906 - Campo	55	- 16.7%	1.8%	1.8%	73	24	53
91910 - Chula Vista	375	- 35.7%	34.9%	2.9%	472	18	358
91911 - Chula Vista	405	- 16.7%	27.7%	3.5%	527	19	396
91913 - Chula Vista	565	- 31.4%	45.0%	1.8%	747	17	558
91914 - Chula Vista	143	- 30.2%	35.0%	1.4%	189	15	135
91915 - Chula Vista	371	- 35.3%	54.4%	0.3%	476	18	367
91916 - Descanso	27	- 41.3%	0.0%	0.0%	42	33	27
91917 - Dulzura	7	- 46.2%	0.0%	0.0%	16	31	8
91931 - Guatay	3	- 57.1%	0.0%	0.0%	4	22	2
91932 - Imperial Beach	171	- 38.9%	44.4%	2.3%	238	21	165
91934 - Jacumba	11	- 45.0%	0.0%	18.2%	13	38	10
91935 - Jamul	98	- 9.3%	0.0%	2.0%	149	26	105
91941 - La Mesa	296	- 32.6%	8.8%	3.7%	433	15	290
91942 - La Mesa	392	- 22.8%	39.3%	2.6%	515	15	391
91945 - Lemon Grove	229	- 21.0%	11.4%	2.2%	273	19	218
91948 - Mount Laguna	5	- 37.5%	0.0%	0.0%	11	51	6
91950 - National City	201	- 11.8%	15.9%	2.5%	287	18	191
91962 - Pine Valley	39	- 18.8%	2.6%	2.6%	57	20	41
91963 - Potrero	8	0.0%	0.0%	0.0%	11	30	9
91977 - Spring Valley	599	- 13.3%	20.2%	1.3%	787	19	576
91978 - Spring Valley	94	- 26.6%	21.3%	1.1%	122	17	96
91980 - Tecate	1	--	0.0%	100.0%	4	19	1
92003 - Bonsall	95	- 26.9%	26.3%	2.1%	127	28	90
92004 - Borrego Springs	132	- 27.5%	18.9%	3.8%	176	35	131
92007 - Cardiff	85	- 44.4%	41.2%	2.4%	113	19	78
92008 - Carlsbad	255	- 38.0%	40.0%	2.0%	362	20	251
92009 - Carlsbad	499	- 43.7%	42.5%	1.2%	686	18	489
92010 - Carlsbad	205	- 27.3%	35.1%	3.4%	269	16	197
92011 - Carlsbad	269	- 21.6%	33.8%	2.2%	326	19	262
92014 - Del Mar	160	- 43.5%	28.8%	1.3%	239	27	154

Area Overviews

ZIP Code	Total Closed Sales	Change from 2021	Percent Single-Family Attached	Percent Lender-Mediated	New Listings	Days on Market	Pending Sales
92019 - El Cajon	479	- 19.8%	26.1%	2.1%	567	17	464
92020 - El Cajon	438	- 21.5%	25.3%	2.3%	570	16	432
92021 - El Cajon	547	- 19.2%	20.7%	2.6%	696	19	539
92024 - Encinitas	505	- 26.3%	37.0%	1.8%	644	20	479
92025 - Escondido	319	- 36.2%	22.9%	1.6%	457	18	311
92026 - Escondido	592	- 28.2%	22.1%	2.7%	794	19	589
92027 - Escondido	500	- 28.2%	21.4%	2.2%	654	16	482
92028 - Fallbrook	707	- 29.0%	6.1%	3.0%	956	23	693
92029 - Escondido	259	- 20.6%	4.2%	0.8%	347	18	259
92036 - Julian	123	- 11.5%	0.0%	2.4%	180	36	117
92037 - La Jolla	575	- 32.4%	49.4%	1.2%	847	28	570
92040 - Lakeside	499	- 18.2%	19.4%	1.4%	615	18	478
92054 - Oceanside	384	- 24.9%	41.4%	2.3%	503	20	374
92056 - Oceanside	657	- 26.8%	39.6%	3.3%	838	17	655
92057 - Oceanside	778	- 21.3%	37.8%	2.8%	987	18	764
92058 - Oceanside	213	- 20.2%	38.5%	3.3%	273	21	209
92059 - Pala	3	- 75.0%	0.0%	0.0%	4	26	3
92061 - Pauma Valley	24	- 55.6%	4.2%	0.0%	31	22	21
92064 - Poway	490	- 23.0%	10.8%	1.8%	683	16	488
92065 - Ramona	532	- 16.4%	9.4%	2.4%	697	22	518
92066 - Ranchita	6	- 40.0%	0.0%	16.7%	12	73	6
92067 - Rancho Santa Fe	197	- 43.2%	5.1%	0.5%	305	35	197
92069 - San Marcos	399	- 20.7%	21.3%	0.8%	499	16	378
92070 - Santa Ysabel	13	- 53.6%	7.7%	0.0%	19	82	12
92071 - Santee	757	- 22.8%	34.9%	1.5%	987	17	763
92075 - Solana Beach	137	- 43.9%	50.4%	0.7%	213	21	139
92078 - San Marcos	614	- 27.6%	35.7%	1.8%	775	17	598
92081 - Vista	300	- 27.7%	20.0%	3.7%	385	15	292
92082 - Valley Center	265	- 18.0%	1.5%	1.9%	382	28	249
92083 - Vista	291	- 11.3%	26.5%	4.1%	377	16	281
92084 - Vista	401	- 20.1%	13.7%	2.0%	534	17	386
92086 - Warner Springs	37	- 35.1%	0.0%	5.4%	66	34	34
92091 - Rancho Santa Fe	41	- 50.6%	43.9%	0.0%	56	21	39

Area Overviews

ZIP Code	Total Closed Sales	Change from 2021	Percent Single-Family Attached	Percent Lender-Mediated	New Listings	Days on Market	Pending Sales
92101 - San Diego Downtown	890	- 34.7%	98.3%	0.8%	1,120	21	862
92102 - San Diego Golden Hill	179	- 32.2%	32.4%	2.8%	256	19	176
92103 - Mission Hills-Hillcrest-Midtown	397	- 37.8%	68.0%	1.3%	535	18	386
92104 - North Park	356	- 32.8%	44.7%	1.4%	452	15	349
92105 - East San Diego	293	- 24.1%	37.5%	2.0%	352	15	289
92106 - Point Loma	187	- 27.5%	25.7%	1.1%	276	19	188
92107 - Ocean Beach	199	- 28.9%	40.7%	0.5%	251	16	194
92108 - Mission Valley	351	- 32.0%	96.9%	0.9%	454	15	345
92109 - Pacific Beach	423	- 32.9%	56.3%	0.7%	566	20	405
92110 - Old Town	261	- 30.0%	64.4%	1.5%	336	11	250
92111 - Linda Vista	357	- 31.9%	50.1%	2.0%	477	13	348
92113 - Logan Heights	125	- 19.9%	23.2%	2.4%	182	20	119
92114 - Encanto	442	- 10.7%	4.1%	5.4%	601	19	429
92115 - San Diego	477	- 30.0%	34.4%	1.0%	648	15	469
92116 - Normal Heights	276	- 34.6%	41.7%	1.4%	369	15	283
92117 - Clairemont Mesa	499	- 19.5%	19.2%	1.6%	611	14	482
92118 - Coronado	232	- 34.1%	47.0%	0.9%	319	29	218
92119 - San Carlos	321	- 22.3%	32.4%	2.8%	408	14	300
92120 - Del Cerro	360	- 28.3%	27.2%	2.5%	445	15	351
92121 - Sorrento Valley	39	- 35.0%	56.4%	0.0%	59	16	39
92122 - University City	307	- 37.0%	62.5%	0.7%	407	22	302
92123 - Mission Valley	249	- 27.2%	37.3%	0.8%	318	17	242
92124 - Tierrasanta	195	- 23.5%	40.0%	1.0%	260	14	199
92126 - Mira Mesa	459	- 29.6%	40.7%	1.3%	581	16	449
92127 - Rancho Bernardo	504	- 42.5%	34.7%	0.6%	754	18	507
92128 - Rancho Bernardo	729	- 28.2%	47.2%	1.1%	1,006	17	721
92129 - Rancho Penasquitos	394	- 18.6%	31.0%	0.3%	512	14	381
92130 - Carmel Valley	461	- 40.1%	41.4%	0.0%	653	19	454
92131 - Scripps Miramar	372	- 21.4%	36.0%	0.8%	525	17	361
92139 - Paradise Hills	248	- 17.6%	36.7%	3.2%	306	15	248
92154 - Otay Mesa	478	- 23.0%	34.7%	2.7%	648	18	476
92173 - San Ysidro	61	- 26.5%	47.5%	4.9%	90	11	68

Area Historical Median Prices

ZIP Code	2018	2019	2020	2021	2022	Change From 2021	Change From 2020
91901 - Alpine	\$620,000	\$632,500	\$665,000	\$825,000	\$950,000	+ 15.2%	+ 53.2%
91902 - Bonita	\$693,500	\$677,500	\$756,000	\$889,458	\$1,100,000	+ 23.7%	+ 58.6%
91905 - Boulevard	\$279,500	\$312,500	\$361,250	\$408,250	\$365,000	- 10.6%	+ 30.6%
91906 - Campo	\$312,000	\$316,000	\$360,000	\$425,000	\$475,000	+ 11.8%	+ 52.2%
91910 - Chula Vista	\$505,000	\$525,000	\$560,000	\$695,000	\$710,000	+ 2.2%	+ 40.6%
91911 - Chula Vista	\$457,250	\$470,000	\$531,500	\$635,500	\$686,500	+ 8.0%	+ 50.1%
91913 - Chula Vista	\$526,000	\$545,000	\$575,021	\$695,000	\$765,000	+ 10.1%	+ 45.4%
91914 - Chula Vista	\$710,000	\$681,000	\$727,500	\$910,000	\$1,001,000	+ 10.0%	+ 41.0%
91915 - Chula Vista	\$500,000	\$507,000	\$550,000	\$667,250	\$735,000	+ 10.2%	+ 47.0%
91916 - Descanso	\$449,000	\$471,500	\$484,000	\$581,500	\$667,225	+ 14.7%	+ 48.6%
91917 - Dulzura	\$407,500	\$490,000	\$498,900	\$581,000	\$650,000	+ 11.9%	+ 59.5%
91931 - Guatay	\$0	\$395,000	\$109,500	\$140,000	\$130,000	- 7.1%	--
91932 - Imperial Beach	\$580,000	\$575,000	\$640,000	\$706,250	\$785,000	+ 11.2%	+ 35.3%
91934 - Jacumba	\$178,000	\$177,500	\$222,000	\$207,500	\$285,000	+ 37.3%	+ 60.1%
91935 - Jamul	\$625,000	\$669,500	\$775,000	\$845,000	\$900,000	+ 6.5%	+ 44.0%
91941 - La Mesa	\$625,000	\$649,500	\$731,500	\$841,750	\$950,000	+ 12.9%	+ 52.0%
91942 - La Mesa	\$504,000	\$510,000	\$563,000	\$667,625	\$735,000	+ 10.1%	+ 45.8%
91945 - Lemon Grove	\$456,500	\$474,000	\$527,500	\$631,500	\$695,000	+ 10.1%	+ 52.2%
91948 - Mount Laguna	\$145,000	\$140,000	\$125,000	\$187,500	\$250,000	+ 33.3%	+ 72.4%
91950 - National City	\$420,000	\$440,500	\$475,000	\$560,000	\$640,000	+ 14.3%	+ 52.4%
91962 - Pine Valley	\$451,250	\$466,000	\$485,500	\$600,000	\$630,000	+ 5.0%	+ 39.6%
91963 - Potrero	\$405,000	\$277,000	\$245,000	\$495,000	\$462,500	- 6.6%	+ 14.2%
91977 - Spring Valley	\$455,000	\$470,000	\$520,000	\$620,000	\$677,000	+ 9.2%	+ 48.8%
91978 - Spring Valley	\$479,000	\$529,900	\$569,000	\$672,225	\$745,000	+ 10.8%	+ 55.5%
91980 - Tecate	\$0	\$500,000	\$0	\$0	\$300,000	--	--
92003 - Bonsall	\$592,500	\$625,000	\$659,500	\$798,750	\$890,000	+ 11.4%	+ 50.2%
92004 - Borrego Springs	\$187,500	\$170,000	\$185,000	\$253,450	\$286,000	+ 12.8%	+ 52.5%
92007 - Cardiff	\$1,275,000	\$1,325,000	\$1,550,000	\$1,749,000	\$1,875,000	+ 7.2%	+ 47.1%
92008 - Carlsbad	\$880,000	\$902,000	\$990,000	\$1,300,000	\$1,500,000	+ 15.4%	+ 70.5%
92009 - Carlsbad	\$870,000	\$856,250	\$896,500	\$1,150,000	\$1,300,000	+ 13.0%	+ 49.4%
92010 - Carlsbad	\$726,500	\$709,947	\$753,770	\$843,500	\$965,000	+ 14.4%	+ 32.8%
92011 - Carlsbad	\$830,000	\$872,450	\$950,000	\$1,200,000	\$1,365,000	+ 13.8%	+ 64.5%
92014 - Del Mar	\$1,737,500	\$1,700,000	\$1,677,500	\$2,025,110	\$2,800,000	+ 38.3%	+ 61.2%

Area Historical Median Prices

ZIP Code	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
92019 - El Cajon	\$505,000	\$540,350	\$595,000	\$675,000	\$770,000	+ 14.1%	+ 52.5%
92020 - El Cajon	\$494,000	\$515,000	\$560,000	\$655,000	\$725,000	+ 10.7%	+ 46.8%
92021 - El Cajon	\$454,500	\$474,500	\$508,000	\$625,000	\$689,500	+ 10.3%	+ 51.7%
92024 - Encinitas	\$1,045,000	\$1,107,500	\$1,215,000	\$1,527,000	\$1,700,000	+ 11.3%	+ 62.7%
92025 - Escondido	\$510,500	\$513,750	\$570,000	\$710,000	\$772,500	+ 8.8%	+ 51.3%
92026 - Escondido	\$500,000	\$504,000	\$560,500	\$675,000	\$740,000	+ 9.6%	+ 48.0%
92027 - Escondido	\$464,000	\$484,250	\$530,000	\$650,000	\$705,000	+ 8.5%	+ 51.9%
92028 - Fallbrook	\$565,000	\$562,000	\$620,000	\$735,000	\$815,000	+ 10.9%	+ 44.2%
92029 - Escondido	\$639,500	\$703,043	\$742,102	\$948,500	\$1,120,000	+ 18.1%	+ 75.1%
92036 - Julian	\$395,000	\$375,000	\$445,000	\$492,450	\$520,000	+ 5.6%	+ 31.6%
92037 - La Jolla	\$1,300,000	\$1,387,500	\$1,550,000	\$1,650,000	\$2,130,000	+ 29.1%	+ 63.8%
92040 - Lakeside	\$485,000	\$505,000	\$553,000	\$681,000	\$701,000	+ 2.9%	+ 44.5%
92054 - Oceanside	\$625,000	\$642,000	\$676,000	\$875,000	\$985,000	+ 12.6%	+ 57.6%
92056 - Oceanside	\$540,000	\$540,000	\$575,000	\$700,000	\$800,000	+ 14.3%	+ 48.1%
92057 - Oceanside	\$452,000	\$475,000	\$520,000	\$625,000	\$693,750	+ 11.0%	+ 53.5%
92058 - Oceanside	\$378,000	\$382,500	\$410,000	\$519,000	\$622,000	+ 19.8%	+ 64.6%
92059 - Pala	\$480,000	\$606,000	\$675,000	\$859,250	\$10,000,000	+ 1,063.8%	+ 1,983.3%
92061 - Pauma Valley	\$422,500	\$494,950	\$495,500	\$605,000	\$942,000	+ 55.7%	+ 123.0%
92064 - Poway	\$735,000	\$720,750	\$807,500	\$943,500	\$1,066,500	+ 13.0%	+ 45.1%
92065 - Ramona	\$520,000	\$533,400	\$585,000	\$675,000	\$747,450	+ 10.7%	+ 43.7%
92066 - Ranchita	\$302,000	\$322,500	\$395,000	\$421,000	\$385,000	- 8.6%	+ 27.5%
92067 - Rancho Santa Fe	\$2,347,000	\$2,500,000	\$2,710,000	\$3,600,000	\$4,383,500	+ 21.8%	+ 86.8%
92069 - San Marcos	\$549,950	\$550,000	\$598,300	\$745,000	\$800,000	+ 7.4%	+ 45.5%
92070 - Santa Ysabel	\$565,500	\$535,000	\$525,000	\$699,900	\$899,000	+ 28.4%	+ 59.0%
92071 - Santee	\$487,000	\$496,000	\$550,000	\$640,000	\$716,605	+ 12.0%	+ 47.1%
92075 - Solana Beach	\$1,275,000	\$1,192,600	\$1,260,000	\$1,597,500	\$1,850,000	+ 15.8%	+ 45.1%
92078 - San Marcos	\$605,000	\$606,500	\$629,000	\$785,000	\$866,630	+ 10.4%	+ 43.2%
92081 - Vista	\$555,000	\$547,000	\$600,000	\$740,000	\$875,000	+ 18.2%	+ 57.7%
92082 - Valley Center	\$625,000	\$605,000	\$685,000	\$811,000	\$895,000	+ 10.4%	+ 43.2%
92083 - Vista	\$443,750	\$463,750	\$530,000	\$610,000	\$720,000	+ 18.0%	+ 62.3%
92084 - Vista	\$530,000	\$553,900	\$615,000	\$734,000	\$840,000	+ 14.4%	+ 58.5%
92086 - Warner Springs	\$189,900	\$265,000	\$292,500	\$275,000	\$295,000	+ 7.3%	+ 55.3%
92091 - Rancho Santa Fe	\$1,323,000	\$1,282,950	\$1,265,000	\$1,800,000	\$1,776,000	- 1.3%	+ 34.2%

Area Historical Median Prices

ZIP Code	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
92101 - San Diego Downtown	\$550,000	\$541,000	\$550,000	\$615,000	\$725,000	+ 17.9%	+ 31.8%
92102 - San Diego Golden Hill	\$427,000	\$442,500	\$491,000	\$610,000	\$660,630	+ 8.3%	+ 54.7%
92103 - Mission Hills-Hillcrest-Midtown	\$680,000	\$704,250	\$728,750	\$800,000	\$860,000	+ 7.5%	+ 26.5%
92104 - North Park	\$575,000	\$583,233	\$625,000	\$677,750	\$806,750	+ 19.0%	+ 40.3%
92105 - East San Diego	\$408,250	\$400,900	\$454,000	\$560,000	\$615,000	+ 9.8%	+ 50.6%
92106 - Point Loma	\$1,065,000	\$1,052,500	\$1,112,500	\$1,361,278	\$1,600,000	+ 17.5%	+ 50.2%
92107 - Ocean Beach	\$850,500	\$856,350	\$925,000	\$1,130,000	\$1,200,000	+ 6.2%	+ 41.1%
92108 - Mission Valley	\$385,000	\$417,000	\$449,500	\$510,000	\$625,000	+ 22.5%	+ 62.3%
92109 - Pacific Beach	\$849,000	\$900,000	\$925,000	\$1,100,000	\$1,250,000	+ 13.6%	+ 47.2%
92110 - Old Town	\$522,500	\$540,000	\$521,250	\$650,000	\$703,000	+ 8.2%	+ 34.5%
92111 - Linda Vista	\$565,000	\$575,000	\$614,500	\$735,000	\$820,000	+ 11.6%	+ 45.1%
92113 - Logan Heights	\$395,000	\$410,000	\$457,000	\$540,000	\$605,000	+ 12.0%	+ 53.2%
92114 - Encanto	\$443,000	\$465,000	\$515,000	\$620,000	\$680,000	+ 9.7%	+ 53.5%
92115 - San Diego	\$485,000	\$529,000	\$545,000	\$651,750	\$751,000	+ 15.2%	+ 54.8%
92116 - Normal Heights	\$598,000	\$620,000	\$660,000	\$785,000	\$865,000	+ 10.2%	+ 44.6%
92117 - Clairemont Mesa	\$649,000	\$675,000	\$725,000	\$851,000	\$995,000	+ 16.9%	+ 53.3%
92118 - Coronado	\$1,661,637	\$1,698,000	\$1,795,000	\$2,010,000	\$2,277,500	+ 13.3%	+ 37.1%
92119 - San Carlos	\$565,000	\$612,000	\$658,250	\$800,000	\$882,250	+ 10.3%	+ 56.2%
92120 - Del Cerro	\$615,000	\$650,000	\$699,500	\$800,000	\$950,000	+ 18.8%	+ 54.5%
92121 - Sorrento Valley	\$675,000	\$696,000	\$699,500	\$777,500	\$950,000	+ 22.2%	+ 40.7%
92122 - University City	\$550,000	\$664,500	\$636,000	\$650,000	\$899,000	+ 38.3%	+ 63.5%
92123 - Mission Valley	\$589,000	\$610,000	\$655,500	\$760,000	\$879,900	+ 15.8%	+ 49.4%
92124 - Tierrasanta	\$605,200	\$621,000	\$715,000	\$780,000	\$945,000	+ 21.2%	+ 56.1%
92126 - Mira Mesa	\$578,000	\$580,000	\$659,000	\$771,450	\$850,000	+ 10.2%	+ 47.1%
92127 - Rancho Bernardo	\$890,000	\$959,000	\$986,000	\$1,210,000	\$1,405,000	+ 16.1%	+ 57.9%
92128 - Rancho Bernardo	\$600,000	\$604,500	\$648,000	\$740,000	\$825,000	+ 11.5%	+ 37.5%
92129 - Rancho Penasquitos	\$750,000	\$770,000	\$820,000	\$993,500	\$1,200,000	+ 20.8%	+ 60.0%
92130 - Carmel Valley	\$1,125,000	\$1,145,000	\$1,202,000	\$1,600,000	\$1,765,000	+ 10.3%	+ 56.9%
92131 - Scripps Miramar	\$805,000	\$791,000	\$885,000	\$1,056,000	\$1,300,000	+ 23.1%	+ 61.5%
92139 - Paradise Hills	\$425,000	\$450,000	\$471,500	\$565,000	\$650,000	+ 15.0%	+ 52.9%
92154 - Otay Mesa	\$465,000	\$468,000	\$519,750	\$605,000	\$672,500	+ 11.2%	+ 44.6%
92173 - San Ysidro	\$293,700	\$372,000	\$379,000	\$450,000	\$530,000	+ 17.8%	+ 80.5%