

Marketwatch Report

October 2022



A FREE RESEARCH TOOL FROM THE

North San Diego County REALTORS®

Reporting on Detached Single-Family and Attached Single-Family Residential Activity Only

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San Diego County Overview

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Oct-22	1-Yr Chg	Oct-22	1-Yr Chg	Oct-22	1-Yr Chg	Oct-22	1-Yr Chg
East San Diego County	\$694,000	↑ + 3.6%	96.9%	↓ - 3.2%	30	↑ + 57.9%	346	↓ - 39.9%
Metro San Diego County	\$838,000	↑ + 10.3%	96.4%	↓ - 4.8%	25	↑ + 38.9%	583	↓ - 40.7%
North San Diego County	\$870,000	↑ + 4.2%	95.2%	↓ - 6.5%	30	↑ + 76.5%	778	↓ - 43.5%
South San Diego County	\$680,000	↑ + 0.7%	98.2%	↓ - 3.1%	27	↑ + 50.0%	147	↓ - 53.8%
San Diego County	\$775,000	↑ + 3.3%	96.1%	↓ - 5.1%	29	↑ + 70.6%	1,888	↓ - 42.9%

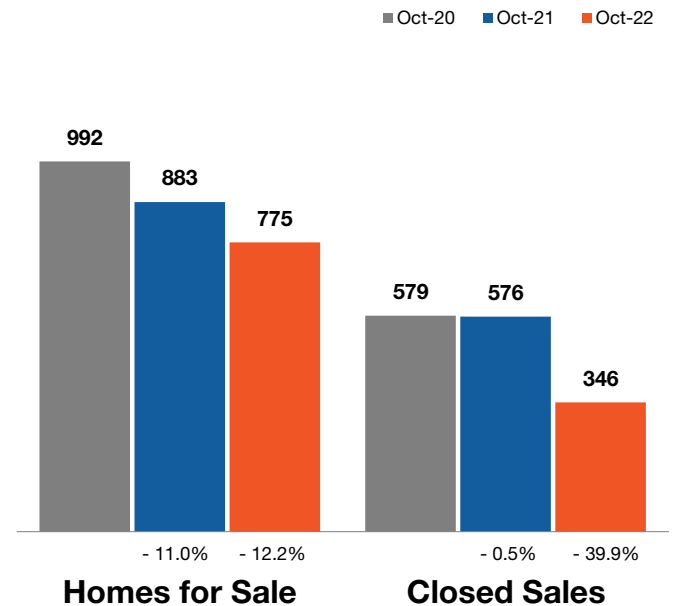
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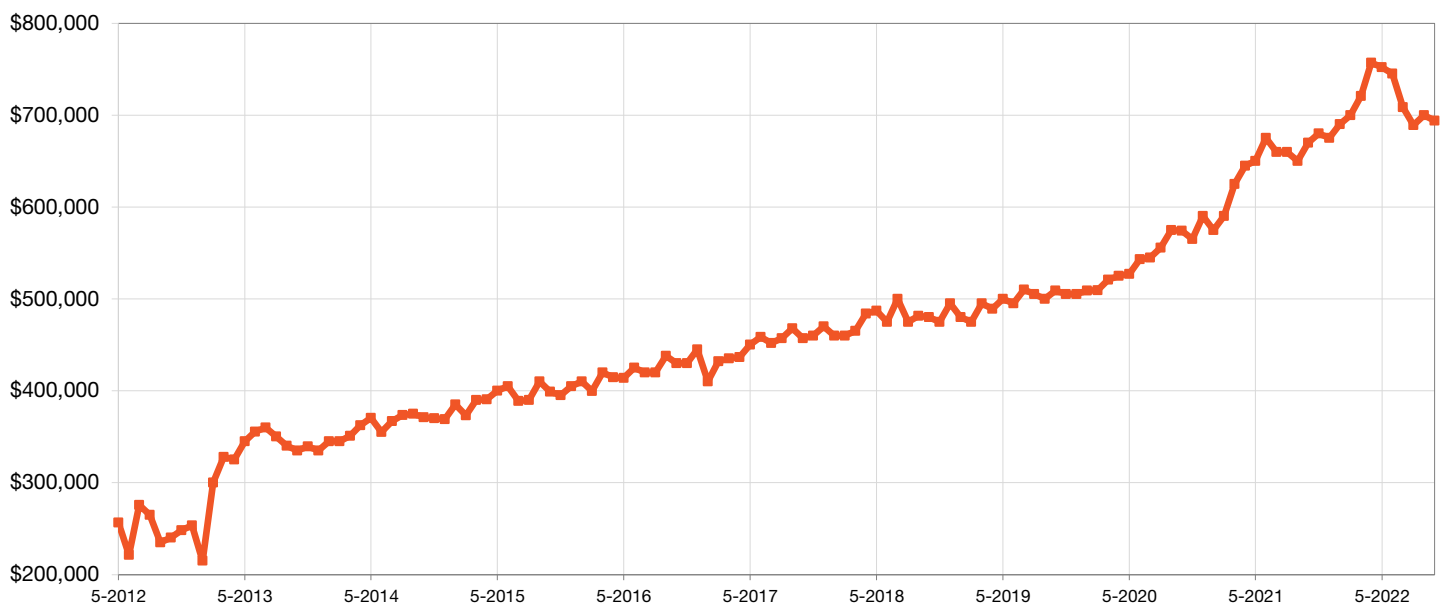
East San Diego County

Key Metrics	Oct-22	1-Yr Chg
Median Sales Price	\$694,000	+ 3.6%
Average Sales Price	\$685,549	+ 1.6%
Pct. of Orig. Price Rec'd.	96.9%	- 3.2%
Homes for Sale	775	- 12.2%
Closed Sales	346	- 39.9%
Months Supply	1.7	+ 6.3%
Days on Market	30	+ 57.9%

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	
	Oct-22	1-Yr Chg	Oct-22	1-Yr Chg	Oct-22	1-Yr Chg	Oct-22	1-Yr Chg
91901 - Alpine	\$842,000	↓ - 3.8%	100.8%	↑ + 1.0%	23	↑ + 0.5%	7	↓ - 69.6%
91905 - Boulevard	\$450,000	↑ + 87.5%	95.0%	↓ - 1.1%	36	↑ + 20.0%	2	↑ + 100.0%
91906 - Campo	\$475,000	↑ + 2.6%	95.0%	↓ - 0.6%	27	↑ + 100.0%	1	↓ - 50.0%
91916 - Descanso	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91917 - Dulzura	\$0	--	0.0%	--	0	--	0	--
91931 - Guatay	\$130,000	↑ + 30.0%	92.9%	↑ + 1.2%	34	↓ - 47.7%	1	→ 0.0%
91934 - Jacumba	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91935 - Jamul	\$850,000	↑ + 1.6%	95.9%	↓ - 0.2%	13	↓ - 50.2%	5	↓ - 54.5%
91941 - La Mesa	\$930,000	↑ + 1.1%	96.1%	↓ - 2.3%	22	↑ + 9.1%	20	↓ - 52.4%
91942 - La Mesa	\$682,500	↓ - 1.8%	96.9%	↓ - 4.6%	26	↑ + 105.6%	20	↓ - 47.4%
91945 - Lemon Grove	\$725,500	↑ + 7.4%	99.1%	↓ - 3.4%	21	↑ + 131.6%	12	↓ - 50.0%
91948 - Mount Laguna	\$349,000	↑ + 118.1%	109.4%	↑ + 19.7%	2	↓ - 90.9%	1	→ 0.0%
91962 - Pine Valley	\$583,750	↑ + 19.1%	98.5%	↓ - 0.4%	11	↑ + 26.0%	4	↑ + 33.3%
91963 - Potrero	\$0	--	0.0%	--	0	--	0	--
91977 - Spring Valley	\$663,000	↑ + 12.7%	98.1%	↓ - 2.4%	29	↑ + 63.2%	51	↓ - 22.7%
91978 - Spring Valley	\$780,000	↑ + 4.0%	97.6%	↓ - 6.9%	29	↑ + 470.8%	13	↑ + 333.3%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$315,000	↑ + 25.0%	98.8%	↑ + 1.3%	22	↓ - 52.7%	5	↓ - 61.5%
92019 - El Cajon	\$671,500	↓ - 2.7%	94.7%	↓ - 5.0%	30	↑ + 1.6%	28	↓ - 55.6%
92020 - El Cajon	\$635,000	↓ - 2.3%	97.1%	↓ - 4.5%	32	↑ + 125.1%	26	↓ - 52.7%
92021 - El Cajon	\$657,500	↑ + 1.3%	96.6%	↓ - 4.3%	34	↑ + 119.3%	39	↓ - 40.0%
92036 - Julian	\$500,000	↑ + 18.2%	96.8%	↓ - 0.1%	51	↑ + 58.2%	11	↓ - 26.7%
92040 - Lakeside	\$695,000	↓ - 6.1%	95.4%	↓ - 4.6%	38	↑ + 166.0%	37	↓ - 39.3%
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	\$704,000	↑ + 5.4%	97.1%	↓ - 2.9%	28	↑ + 135.4%	60	↓ - 21.1%
92086 - Warner Springs	\$445,000	↑ + 113.2%	97.4%	↑ + 6.0%	50	↓ - 35.6%	3	↓ - 50.0%

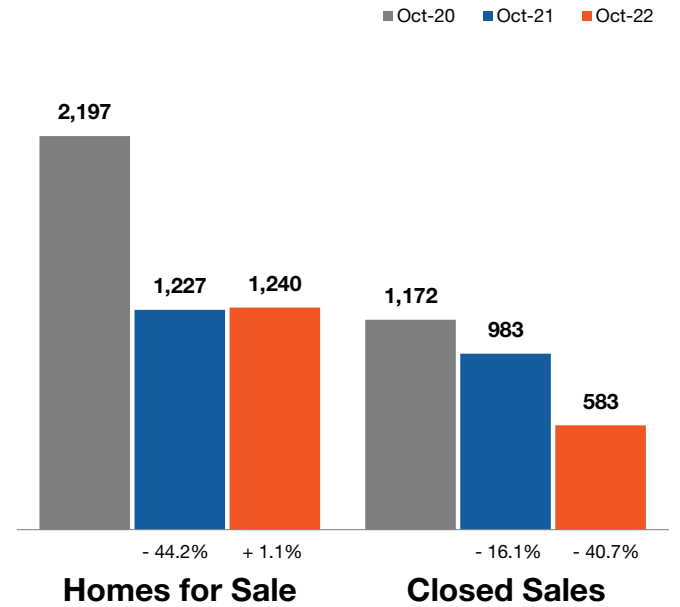
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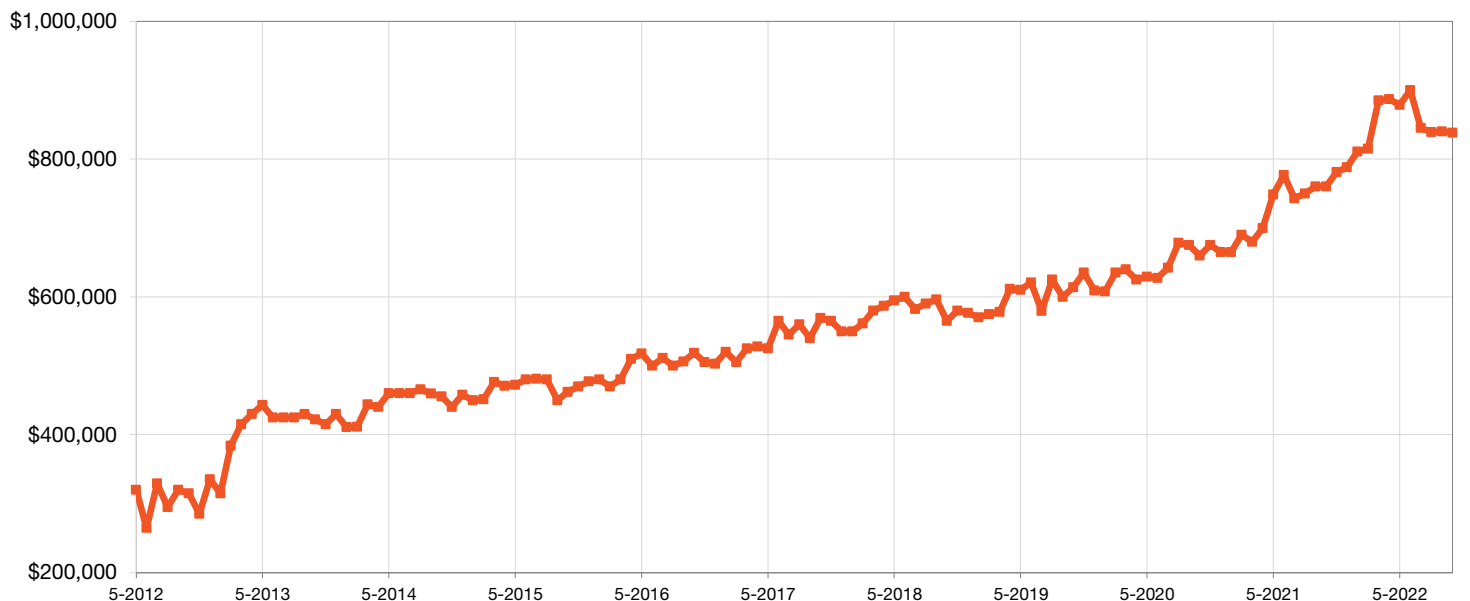
Metro San Diego County

Key Metrics	Oct-22	1-Yr Chg
Median Sales Price	\$838,000	+ 10.3%
Average Sales Price	\$1,070,856	+ 1.2%
Pct. of Orig. Price Rec'd.	96.4%	- 4.8%
Homes for Sale	1,240	+ 1.1%
Closed Sales	583	- 40.7%
Months Supply	1.6	+ 45.5%
Days on Market	25	+ 38.9%

Market Activity



Historical Median Sales Price for Metro San Diego County



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Market Statistics

Metro San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Oct-22	1-Yr Chg	Oct-22	1-Yr Chg	Oct-22	1-Yr Chg	Oct-22	1-Yr Chg
92037 - La Jolla	\$1,700,000	↓ - 9.0%	94.2%	↓ - 5.5%	29	↑ + 47.4%	43	↓ - 27.1%
92101 - San Diego Downtown	\$670,000	↑ + 2.0%	97.5%	↓ - 1.4%	33	↑ + 29.1%	37	↓ - 65.4%
92102 - San Diego Golden Hill	\$615,000	↓ - 0.4%	96.0%	↓ - 5.8%	26	↑ + 50.9%	17	↓ - 29.2%
92103 - Mission Hills-Hillcrest-Midtown	\$881,500	↓ - 31.7%	97.3%	↓ - 3.0%	19	↓ - 48.5%	28	↓ - 37.8%
92104 - North Park	\$925,000	↑ + 43.4%	98.9%	↓ - 4.5%	21	↑ + 62.3%	18	↓ - 56.1%
92105 - East San Diego	\$522,500	↓ - 15.3%	98.5%	↓ - 3.4%	18	↑ + 25.3%	20	↓ - 35.5%
92106 - Point Loma	\$1,440,000	↑ + 1.1%	95.6%	↓ - 3.5%	21	↑ + 24.7%	22	↓ - 12.0%
92107 - Ocean Beach	\$850,000	↓ - 31.4%	97.3%	↓ - 4.2%	30	↑ + 21.0%	11	↓ - 21.4%
92108 - Mission Valley	\$520,000	↓ - 2.8%	96.5%	↓ - 4.8%	36	↑ + 143.0%	16	↓ - 61.0%
92109 - Pacific Beach	\$1,436,250	↑ + 19.6%	96.4%	↓ - 3.8%	23	↑ + 21.1%	24	↓ - 51.0%
92110 - Old Town	\$660,000	↓ - 18.8%	97.6%	↓ - 1.9%	14	↓ - 24.5%	20	↓ - 16.7%
92111 - Linda Vista	\$835,000	↑ + 16.2%	98.4%	↓ - 2.6%	22	↑ + 59.7%	19	↓ - 56.8%
92113 - Logan Heights	\$619,000	↑ + 12.5%	92.3%	↓ - 8.6%	26	↑ + 77.2%	7	↓ - 61.1%
92114 - Encanto	\$625,000	↓ - 1.9%	97.4%	↓ - 4.5%	26	↑ + 85.1%	29	↓ - 25.6%
92115 - San Diego	\$749,000	↓ - 2.7%	96.9%	↓ - 5.3%	22	↑ + 40.3%	26	↓ - 54.4%
92116 - Normal Heights	\$780,900	↓ - 8.4%	98.5%	↓ - 6.8%	23	↑ + 56.5%	19	↓ - 50.0%
92117 - Clairemont Mesa	\$916,250	↑ + 10.1%	95.2%	↓ - 7.1%	23	↑ + 72.1%	36	↓ - 30.8%
92118 - Coronado	\$2,442,500	↑ + 15.9%	94.9%	↓ - 1.6%	39	↑ + 35.4%	16	↓ - 56.8%
92119 - San Carlos	\$890,000	↑ + 19.5%	94.0%	↓ - 6.9%	26	↑ + 111.7%	21	↓ - 22.2%
92120 - Del Cerro	\$915,500	↑ + 13.4%	96.1%	↓ - 6.0%	26	↑ + 99.3%	24	↓ - 17.2%
92121 - Sorrento Valley	\$1,562,000	↑ + 111.8%	93.3%	↓ - 13.6%	68	↑ + 787.0%	1	↓ - 66.7%
92122 - University City	\$950,000	↓ - 13.2%	94.1%	↓ - 9.3%	26	↑ + 56.2%	22	↓ - 26.7%
92123 - Mission Valley	\$853,535	↑ + 0.4%	97.4%	↓ - 2.6%	29	↑ + 61.0%	22	↑ + 15.8%
92124 - Tierrasanta	\$850,000	↓ - 0.2%	97.4%	↓ - 2.3%	19	↑ + 0.7%	18	↑ + 5.9%
92126 - Mira Mesa	\$810,000	↑ + 0.6%	95.0%	↓ - 7.7%	31	↑ + 197.5%	33	↓ - 38.9%
92131 - Scripps Miramar	\$1,221,247	↑ + 11.0%	96.6%	↓ - 7.7%	25	↑ + 160.9%	23	↓ - 14.8%
92139 - Paradise Hills	\$620,000	↑ + 12.7%	98.4%	↓ - 3.9%	24	↑ + 133.3%	11	↓ - 65.6%

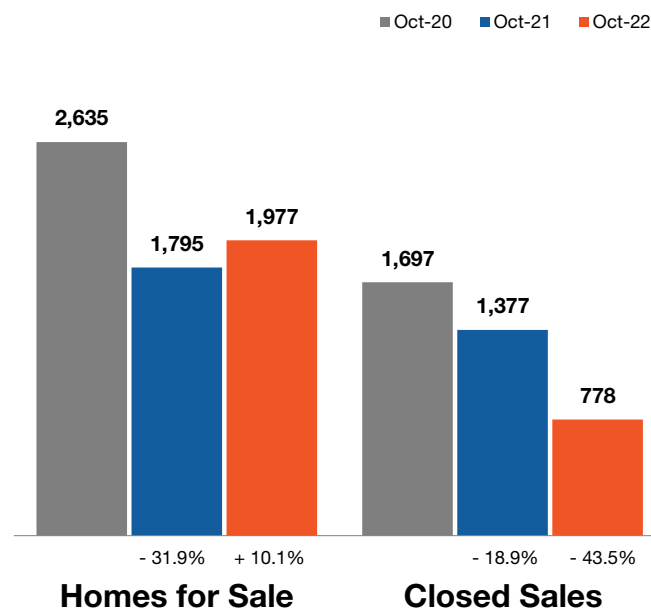
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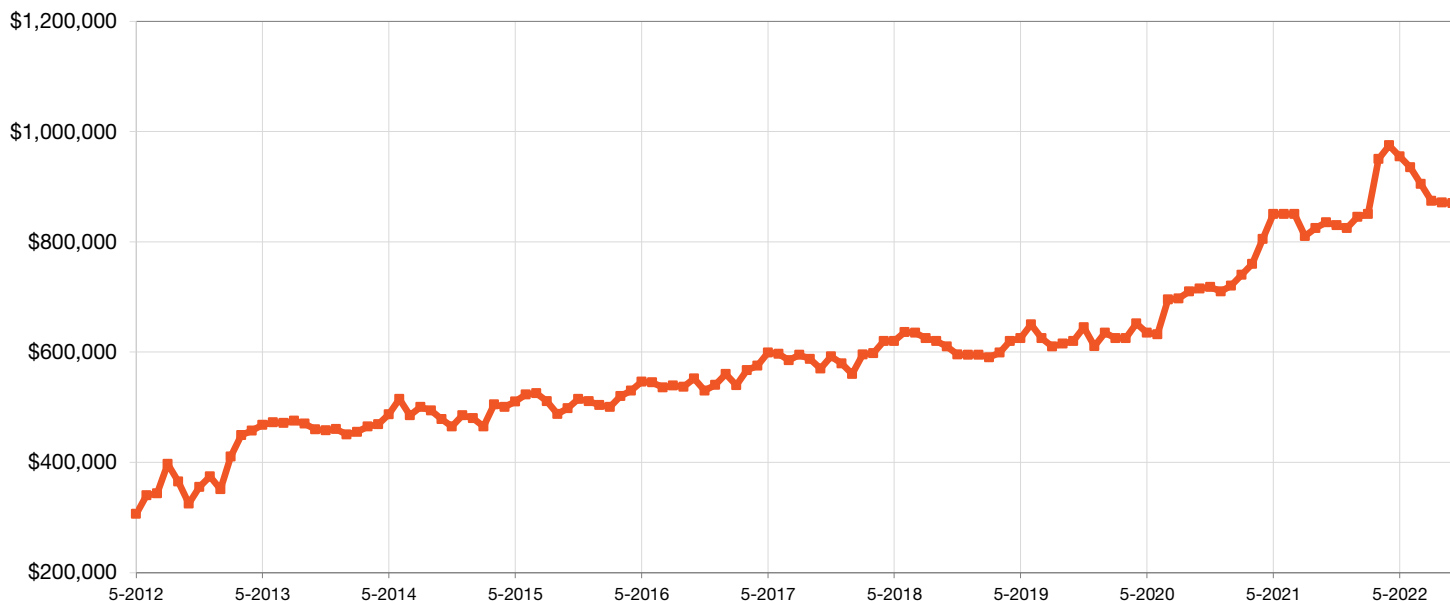
North San Diego County

Key Metrics	Oct-22	1-Yr Chg
Median Sales Price	\$870,000	+ 4.2%
Average Sales Price	\$1,162,339	+ 2.4%
Pct. of Orig. Price Rec'd.	95.2%	- 6.5%
Homes for Sale	1,977	+ 10.1%
Closed Sales	778	- 43.5%
Months Supply	1.9	+ 58.3%
Days on Market	30	+ 76.5%

Market Activity



Historical Median Sales Price for North San Diego County



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Market Statistics

North San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Oct-22	1-Yr Chg	Oct-22	1-Yr Chg	Oct-22	1-Yr Chg	Oct-22	1-Yr Chg
92003 - Bonsall	\$2,475,000	↑ + 296.0%	97.1%	↓ - 4.5%	10	↓ - 48.4%	1	↓ - 87.5%
92007 - Cardiff	\$1,894,500	↓ - 11.9%	90.6%	↓ - 12.8%	38	↑ + 144.0%	8	↓ - 27.3%
92008 - Carlsbad	\$1,745,000	↑ + 16.3%	97.4%	↓ - 4.8%	17	↓ - 25.3%	20	↓ - 45.9%
92009 - Carlsbad	\$1,575,000	↑ + 33.5%	93.4%	↓ - 7.9%	39	↑ + 99.4%	26	↓ - 66.2%
92010 - Carlsbad	\$845,000	↓ - 25.7%	96.7%	↓ - 5.5%	27	↑ + 206.4%	10	↓ - 54.5%
92011 - Carlsbad	\$1,290,000	→ 0.0%	98.5%	↓ - 3.8%	30	↑ + 120.5%	14	↓ - 26.3%
92014 - Del Mar	\$2,500,000	↑ + 0.2%	92.1%	↓ - 4.4%	36	↑ + 25.7%	10	↓ - 67.7%
92024 - Encinitas	\$1,540,000	↓ - 7.8%	93.3%	↓ - 9.7%	27	↑ + 65.2%	37	↓ - 24.5%
92025 - Escondido	\$641,000	↓ - 6.8%	95.9%	↓ - 5.5%	31	↑ + 90.0%	27	↓ - 46.0%
92026 - Escondido	\$695,000	↑ + 3.7%	97.1%	↓ - 4.7%	26	↑ + 113.1%	41	↓ - 35.9%
92027 - Escondido	\$660,000	→ 0.0%	95.8%	↓ - 5.2%	31	↑ + 94.9%	21	↓ - 65.6%
92028 - Fallbrook	\$745,000	→ 0.0%	94.5%	↓ - 5.9%	46	↑ + 181.1%	51	↓ - 33.8%
92029 - Escondido	\$866,000	↓ - 18.7%	93.5%	↓ - 7.3%	24	↑ + 65.2%	8	↓ - 63.6%
92054 - Oceanside	\$990,000	↑ + 4.2%	95.8%	↓ - 3.9%	24	↓ - 32.6%	37	↑ + 12.1%
92056 - Oceanside	\$778,000	↑ + 7.3%	96.2%	↓ - 7.1%	23	↑ + 112.1%	42	↓ - 45.5%
92057 - Oceanside	\$655,000	↓ - 7.1%	96.4%	↓ - 4.3%	28	↑ + 59.3%	49	↓ - 44.9%
92058 - Oceanside	\$724,500	↑ + 14.1%	96.9%	↓ - 7.4%	40	↑ + 262.9%	10	↓ - 56.5%
92059 - Pala	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	--	0	↓ - 100.0%
92061 - Pauma Valley	\$2,690,000	↑ + 327.0%	96.4%	↓ - 3.7%	74	↑ + 85.0%	1	↓ - 50.0%
92064 - Poway	\$950,000	↑ + 8.6%	96.1%	↓ - 3.0%	18	↑ + 9.5%	31	↓ - 41.5%
92065 - Ramona	\$674,500	↓ - 3.6%	96.0%	↓ - 4.4%	30	↑ + 78.7%	34	↓ - 29.2%
92067 - Rancho Santa Fe	\$4,600,000	↑ + 18.4%	91.5%	↓ - 6.2%	52	↑ + 7.6%	15	↓ - 37.5%
92069 - San Marcos	\$778,000	↓ - 9.0%	95.4%	↓ - 6.8%	21	↑ + 5.7%	23	↓ - 42.5%
92075 - Solana Beach	\$2,025,000	↑ + 9.5%	95.2%	↓ - 3.8%	33	↑ + 58.0%	9	↓ - 50.0%
92078 - San Marcos	\$818,501	↑ + 3.3%	94.6%	↓ - 8.6%	26	↑ + 107.2%	42	↓ - 35.4%
92081 - Vista	\$792,500	↑ + 9.3%	96.8%	↓ - 6.4%	26	↑ + 112.6%	16	↓ - 61.0%
92082 - Valley Center	\$965,000	↑ + 20.6%	93.4%	↓ - 4.8%	25	↓ - 5.3%	11	↓ - 64.5%
92083 - Vista	\$670,000	↑ + 4.0%	95.9%	↓ - 6.4%	33	↑ + 263.4%	13	↓ - 18.8%
92084 - Vista	\$785,000	↑ + 8.5%	94.9%	↓ - 5.2%	24	↑ + 18.4%	21	↓ - 50.0%
92091 - Rancho Santa Fe	\$5,200,000	↑ + 168.0%	88.2%	↓ - 14.1%	104	↑ + 1,900.0%	1	↓ - 80.0%
92127 - Rancho Bernardo	\$1,331,950	↓ - 7.2%	94.8%	↓ - 8.3%	38	↑ + 297.5%	33	↓ - 47.6%
92128 - Rancho Bernardo	\$787,000	↓ - 1.8%	94.0%	↓ - 8.4%	29	↑ + 142.4%	56	↓ - 22.2%
92129 - Rancho Penasquitos	\$1,139,741	↑ + 3.6%	96.2%	↓ - 8.9%	22	↑ + 163.7%	29	↓ - 35.6%
92130 - Carmel Valley	\$1,399,997	↓ - 12.5%	94.1%	↓ - 9.8%	42	↑ + 119.5%	31	↓ - 49.2%

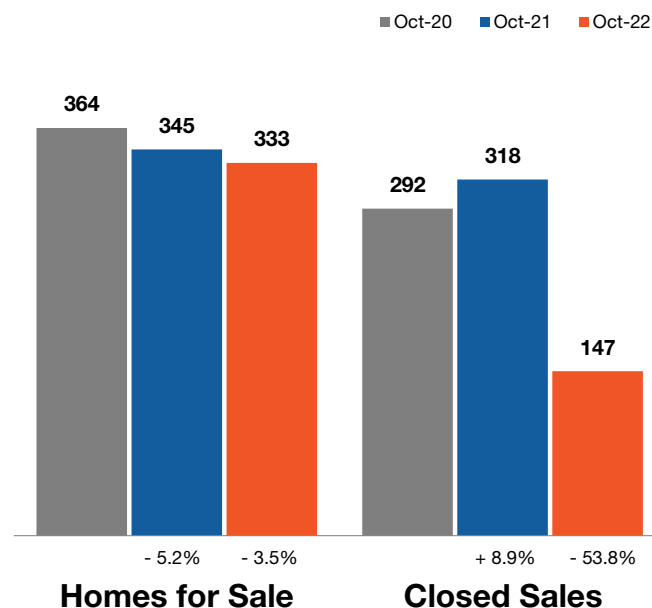
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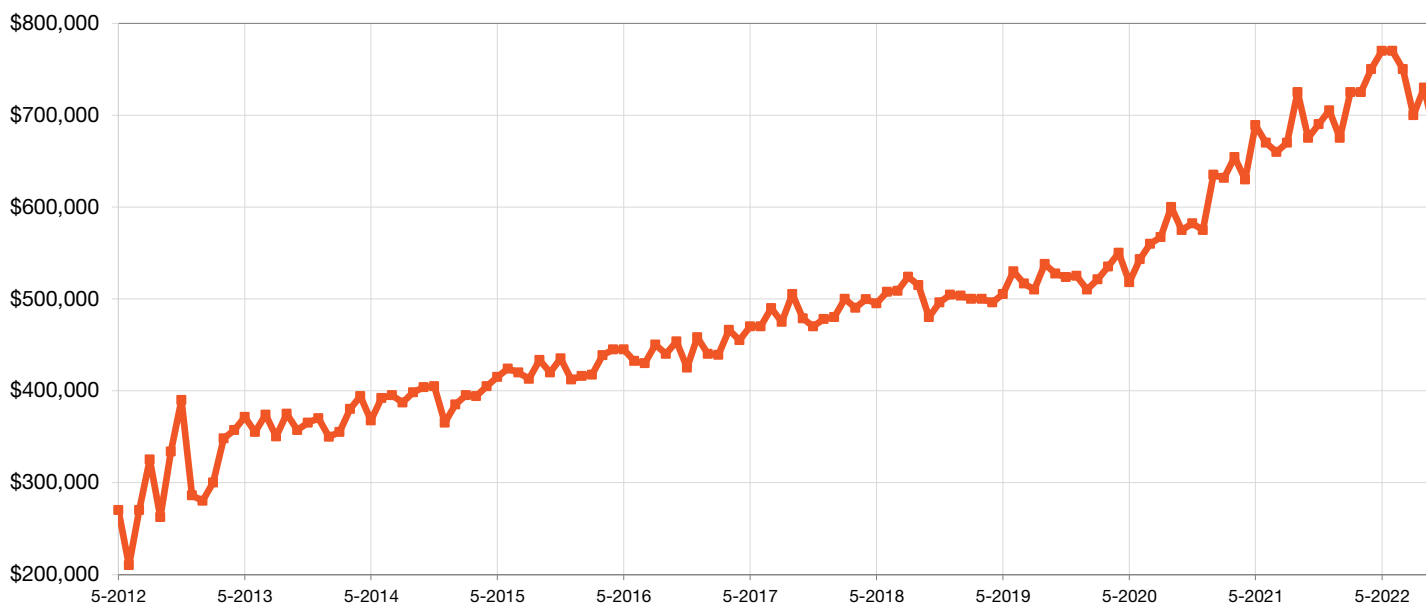
South San Diego County

Key Metrics	Oct-22	1-Yr Chg
Median Sales Price	\$680,000	+ 0.7%
Average Sales Price	\$729,458	+ 1.0%
Pct. of Orig. Price Rec'd.	98.2%	- 3.1%
Homes for Sale	333	- 3.5%
Closed Sales	147	- 53.8%
Months Supply	1.6	+ 33.3%
Days on Market	27	+ 50.0%

Market Activity



Historical Median Sales Price for South San Diego County



Marketwatch Report

October 2022

NORTH SAN DIEGO COUNTY REALTORS



Market Statistics

South San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Oct-22	1-Yr Chg	Oct-22	1-Yr Chg	Oct-22	1-Yr Chg	Oct-22	1-Yr Chg
91902 - Bonita	\$1,141,000	↑ + 29.0%	97.1%	↓ - 3.1%	28	↑ + 145.3%	7	↓ - 41.7%
91910 - Chula Vista	\$590,000	↓ - 12.6%	98.1%	↓ - 3.5%	27	↑ + 93.8%	23	↓ - 62.3%
91911 - Chula Vista	\$640,000	↓ - 1.5%	98.1%	↓ - 3.3%	23	↑ + 98.5%	29	↓ - 38.3%
91913 - Chula Vista	\$768,500	↑ + 1.8%	97.0%	↓ - 4.7%	34	↑ + 156.9%	28	↓ - 60.0%
91914 - Chula Vista	\$640,000	↓ - 15.7%	97.3%	↓ - 5.4%	26	↑ + 74.2%	9	↓ - 35.7%
91915 - Chula Vista	\$725,000	↑ + 5.1%	98.7%	↓ - 2.5%	31	↑ + 103.5%	27	↓ - 48.1%
91932 - Imperial Beach	\$954,500	↑ + 20.3%	102.4%	↑ + 3.0%	9	↓ - 82.0%	4	↓ - 89.7%
91950 - National City	\$625,000	↑ + 14.5%	99.7%	↓ - 3.3%	25	↑ + 64.0%	17	↑ + 6.3%
92154 - Otay Mesa	\$644,500	↑ + 4.4%	95.3%	↓ - 6.6%	44	↑ + 283.8%	34	↓ - 29.2%
92173 - San Ysidro	\$415,000	↑ + 1.2%	97.3%	↓ - 1.7%	4	↓ - 85.2%	3	↓ - 57.1%