

# Marketwatch Report

## December 2022



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A FREE RESEARCH TOOL FROM THE  
**North San Diego County 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	
	Dec-22	1-Yr Chg	Dec-22	1-Yr Chg	Dec-22	1-Yr Chg	Dec-22	1-Yr Chg
East San Diego County	\$687,500	↑ + 1.9%	95.8%	↓ - 5.1%	31	↑ + 93.8%	294	↓ - 50.7%
Metro San Diego County	\$780,000	↓ - 1.0%	96.2%	↓ - 6.1%	32	↑ + 77.8%	468	↓ - 51.5%
North San Diego County	\$849,900	↑ + 3.0%	94.6%	↓ - 7.4%	35	↑ + 94.4%	644	↓ - 48.2%
South San Diego County	\$707,500	↑ + 0.4%	96.3%	↓ - 5.7%	38	↑ + 153.3%	150	↓ - 46.2%
<b>San Diego County</b>	<b>\$750,000</b>	<b>↓ - 0.4%</b>	<b>95.5%</b>	<b>↓ - 6.5%</b>	<b>34</b>	<b>↑ + 100.0%</b>	<b>1,585</b>	<b>↓ - 49.8%</b>

# Marketwatch Report

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NORTH SAN DIEGO COUNTY REALTORS

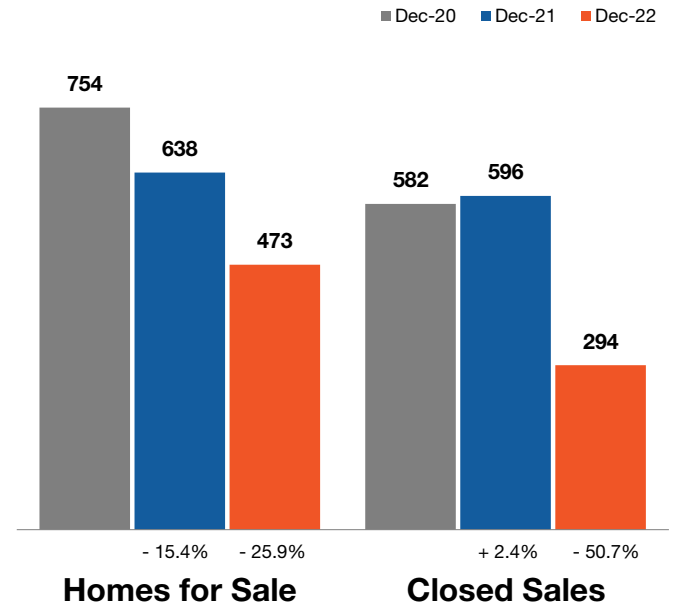


Market Statistics

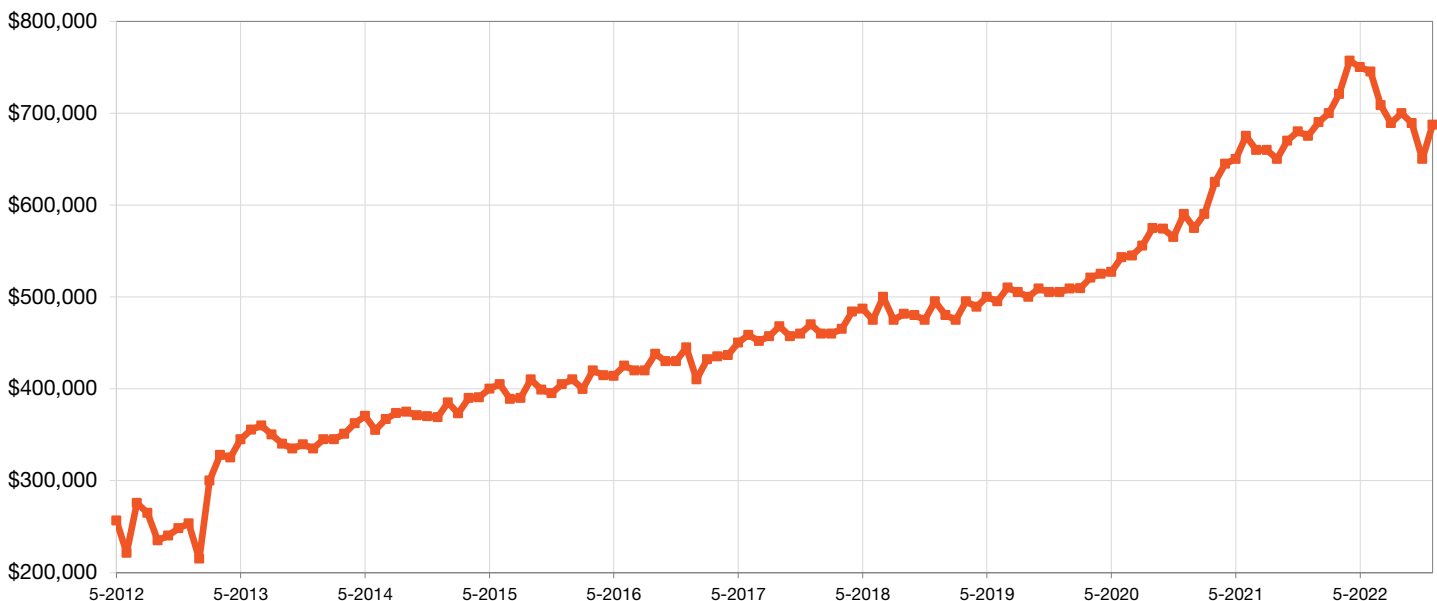
## East San Diego County

Key Metrics	Dec-22	1-Yr Chg
Median Sales Price	\$687,500	+ 1.9%
Average Sales Price	\$705,717	+ 2.9%
Pct. of Orig. Price Rec'd.	95.8%	- 5.1%
Homes for Sale	473	- 25.9%
Closed Sales	294	- 50.7%
Months Supply	1.1	- 8.3%
Days on Market	31	+ 93.8%

### Market Activity



### Historical Median Sales Price for East San Diego County



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Market Statistics

## East San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Dec-22	1-Yr Chg	Dec-22	1-Yr Chg	Dec-22	1-Yr Chg	Dec-22	1-Yr Chg
91901 - Alpine	\$783,750	↓ - 9.0%	91.7%	↓ - 7.9%	45	↑ + 88.7%	13	↓ - 50.0%
91905 - Boulevard	\$485,000	↑ + 242.8%	97.6%	↓ - 13.8%	74	↑ + 950.0%	2	↑ + 100.0%
91906 - Campo	\$467,000	↑ + 3.8%	95.0%	↓ - 4.3%	30	↑ + 36.5%	7	↓ - 12.5%
91916 - Descanso	\$415,000	↓ - 34.1%	83.2%	↓ - 14.5%	19	↓ - 50.9%	1	↓ - 83.3%
91917 - Dulzura	\$767,000	↑ + 32.8%	102.3%	↑ + 4.4%	34	↑ + 58.1%	1	↓ - 50.0%
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$195,000	↑ + 22.1%	95.6%	↑ + 6.1%	7	↓ - 87.4%	1	↓ - 50.0%
91935 - Jamul	\$867,500	↑ + 11.2%	96.5%	↓ - 0.4%	25	↓ - 30.6%	8	↑ + 14.3%
91941 - La Mesa	\$915,000	→ 0.0%	93.2%	↓ - 7.8%	44	↑ + 190.1%	20	↓ - 57.4%
91942 - La Mesa	\$707,500	↑ + 4.8%	93.4%	↓ - 8.2%	33	↑ + 172.7%	28	↓ - 31.7%
91945 - Lemon Grove	\$625,000	↓ - 3.8%	95.5%	↓ - 7.1%	41	↑ + 340.4%	9	↓ - 75.0%
91948 - Mount Laguna	\$0	--	0.0%	--	0	--	0	--
91962 - Pine Valley	\$740,000	↑ + 23.4%	96.6%	↓ - 0.6%	60	↑ + 122.4%	3	↓ - 50.0%
91963 - Potrero	\$0	--	0.0%	--	0	--	0	--
91977 - Spring Valley	\$627,500	↓ - 4.9%	97.7%	↓ - 2.7%	33	↑ + 151.9%	26	↓ - 56.7%
91978 - Spring Valley	\$708,500	↑ + 0.5%	97.4%	↓ - 3.4%	15	↓ - 25.8%	4	↓ - 63.6%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$239,500	↓ - 26.3%	94.9%	↓ - 1.1%	57	↑ + 85.0%	7	↓ - 53.3%
92019 - El Cajon	\$780,000	↑ + 7.6%	96.3%	↓ - 4.7%	20	↑ + 44.7%	19	↓ - 59.6%
92020 - El Cajon	\$790,000	↑ + 14.1%	94.8%	↓ - 6.4%	28	↑ + 87.1%	25	↓ - 43.2%
92021 - El Cajon	\$675,000	↑ + 4.7%	96.5%	↓ - 5.9%	21	↑ + 53.1%	27	↓ - 56.5%
92036 - Julian	\$420,000	↓ - 23.5%	98.8%	↑ + 2.2%	36	↓ - 5.4%	8	↓ - 38.5%
92040 - Lakeside	\$660,000	↓ - 10.2%	97.3%	↓ - 3.4%	20	↑ + 40.6%	31	↓ - 39.2%
92066 - Ranchita	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92070 - Santa Ysabel	\$665,000	↑ + 66.3%	102.3%	↑ + 2.3%	6	--	1	→ 0.0%
92071 - Santee	\$720,000	↑ + 11.6%	96.7%	↓ - 5.5%	35	↑ + 142.9%	51	↓ - 50.0%
92086 - Warner Springs	\$423,700	↑ + 54.1%	100.0%	↓ - 0.8%	25	↓ - 22.9%	2	↓ - 71.4%

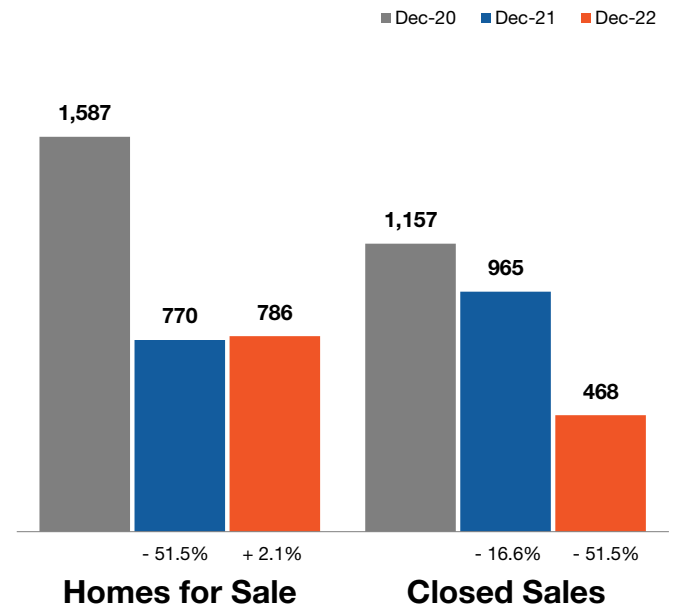
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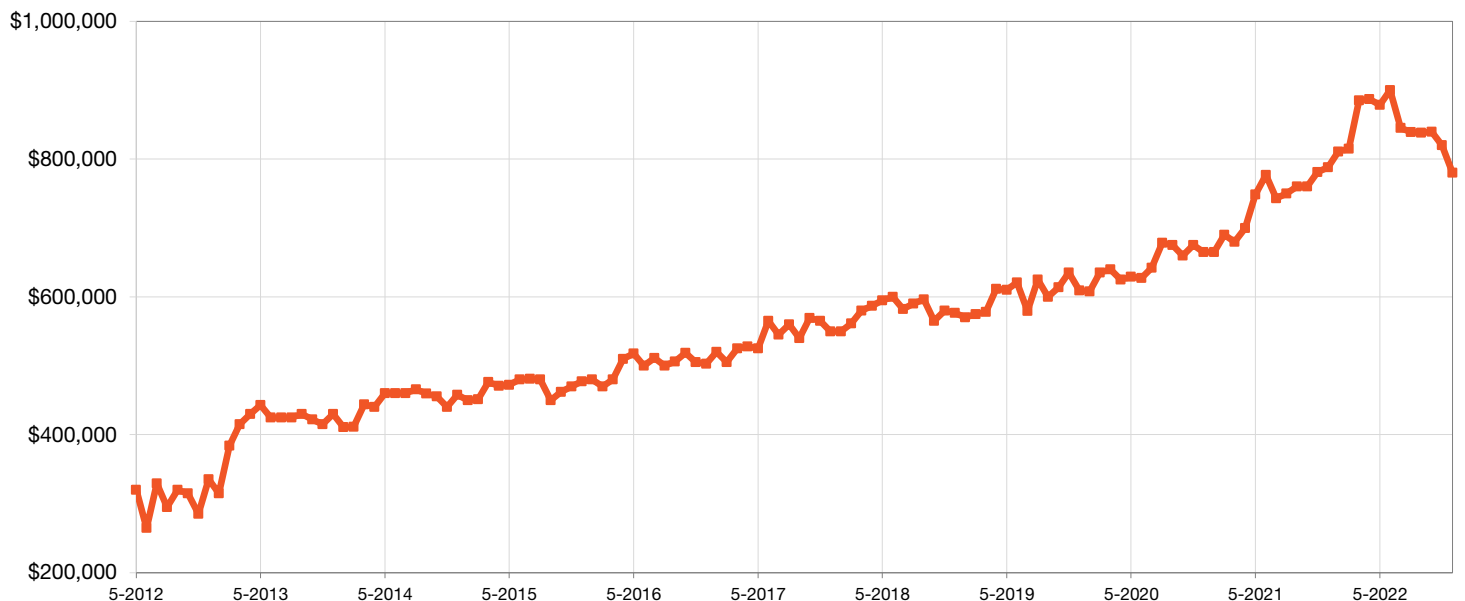
## Metro San Diego County

Key Metrics	Dec-22	1-Yr Chg
Median Sales Price	\$780,000	- 1.0%
Average Sales Price	\$1,029,820	+ 2.7%
Pct. of Orig. Price Rec'd.	96.2%	- 6.1%
Homes for Sale	786	+ 2.1%
Closed Sales	468	- 51.5%
Months Supply	1.1	+ 57.1%
Days on Market	32	+ 77.8%

### Market Activity



### Historical Median Sales Price for Metro San Diego County



# Marketwatch Report

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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	
	Dec-22	1-Yr Chg	Dec-22	1-Yr Chg	Dec-22	1-Yr Chg	Dec-22	1-Yr Chg
92037 - La Jolla	\$1,750,000	↓ - 8.4%	90.6%	↓ - 10.3%	41	↑ + 37.8%	23	↓ - 62.3%
92101 - San Diego Downtown	\$600,000	↓ - 1.0%	96.9%	↓ - 3.9%	70	↑ + 235.7%	46	↓ - 53.1%
92102 - San Diego Golden Hill	\$410,000	↓ - 47.6%	102.8%	↓ - 0.1%	22	↑ + 40.5%	3	↓ - 87.5%
92103 - Mission Hills-Hillcrest-Midtown	\$728,375	↓ - 9.0%	95.2%	↓ - 7.1%	23	↓ - 7.3%	17	↓ - 48.5%
92104 - North Park	\$752,000	↓ - 2.0%	96.4%	↓ - 5.1%	27	↑ + 113.1%	26	↓ - 18.8%
92105 - East San Diego	\$655,000	↑ + 19.6%	99.3%	↓ - 4.9%	23	↑ + 86.3%	13	↓ - 67.5%
92106 - Point Loma	\$1,812,500	↑ + 11.5%	98.9%	↓ - 1.5%	14	↓ - 58.6%	8	↓ - 60.0%
92107 - Ocean Beach	\$1,575,000	↑ + 6.9%	97.6%	↓ - 4.7%	23	↑ + 49.5%	7	↓ - 66.7%
92108 - Mission Valley	\$460,000	↓ - 10.9%	97.2%	↓ - 6.3%	35	↑ + 152.6%	17	↓ - 59.5%
92109 - Pacific Beach	\$1,485,000	↑ + 23.8%	94.8%	↓ - 6.5%	32	↑ + 70.8%	19	↓ - 57.8%
92110 - Old Town	\$760,000	↑ + 2.7%	92.7%	↓ - 10.8%	25	↑ + 19.0%	7	↓ - 72.0%
92111 - Linda Vista	\$700,000	↓ - 14.6%	97.2%	↓ - 4.9%	24	↑ + 6.4%	17	↓ - 50.0%
92113 - Logan Heights	\$627,500	↑ + 6.9%	103.7%	↑ + 1.8%	13	↓ - 12.1%	4	↓ - 55.6%
92114 - Encanto	\$660,000	↑ + 1.5%	97.1%	↓ - 5.0%	31	↑ + 139.1%	35	↓ - 36.4%
92115 - San Diego	\$672,750	↓ - 9.1%	94.3%	↓ - 8.7%	37	↑ + 224.1%	27	↓ - 59.7%
92116 - Normal Heights	\$952,000	↑ + 22.4%	96.2%	↓ - 8.4%	22	↑ + 36.3%	17	↓ - 22.7%
92117 - Clairemont Mesa	\$960,000	↑ + 8.0%	96.6%	↓ - 7.1%	20	↑ + 13.2%	23	↓ - 54.9%
92118 - Coronado	\$2,062,750	↓ - 15.8%	97.4%	↓ - 0.6%	25	↓ - 13.5%	12	↓ - 36.8%
92119 - San Carlos	\$835,000	↑ + 1.8%	95.8%	↓ - 5.1%	23	↑ + 74.7%	18	↓ - 41.9%
92120 - Del Cerro	\$823,750	↓ - 13.6%	98.7%	↓ - 3.2%	28	↑ + 60.7%	24	↓ - 40.0%
92121 - Sorrento Valley	\$860,000	↓ - 28.5%	96.2%	↓ - 8.0%	34	↑ + 509.1%	4	↑ + 100.0%
92122 - University City	\$785,000	↓ - 11.8%	95.3%	↓ - 6.8%	28	↓ - 14.9%	16	↓ - 50.0%
92123 - Mission Valley	\$630,000	↓ - 23.0%	97.3%	↓ - 4.1%	19	↑ + 13.1%	14	↓ - 63.2%
92124 - Tierrasanta	\$860,000	↑ + 19.4%	97.8%	↓ - 3.8%	20	↑ + 30.2%	11	↓ - 56.0%
92126 - Mira Mesa	\$881,500	↑ + 0.7%	93.9%	↓ - 10.1%	43	↑ + 294.2%	22	↓ - 53.2%
92131 - Scripps Miramar	\$1,500,000	↑ + 57.0%	93.8%	↓ - 9.0%	22	↑ + 23.0%	19	↓ - 42.4%
92139 - Paradise Hills	\$600,000	↓ - 6.7%	98.0%	↓ - 5.1%	25	↑ + 43.2%	19	→ 0.0%

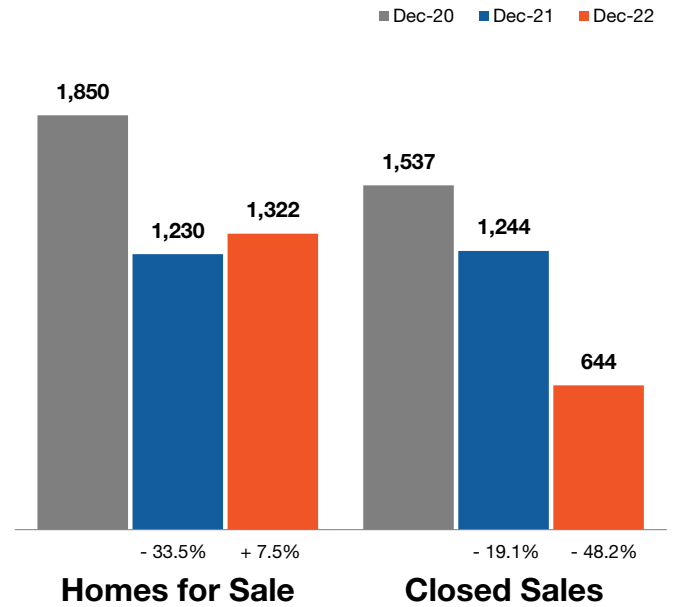
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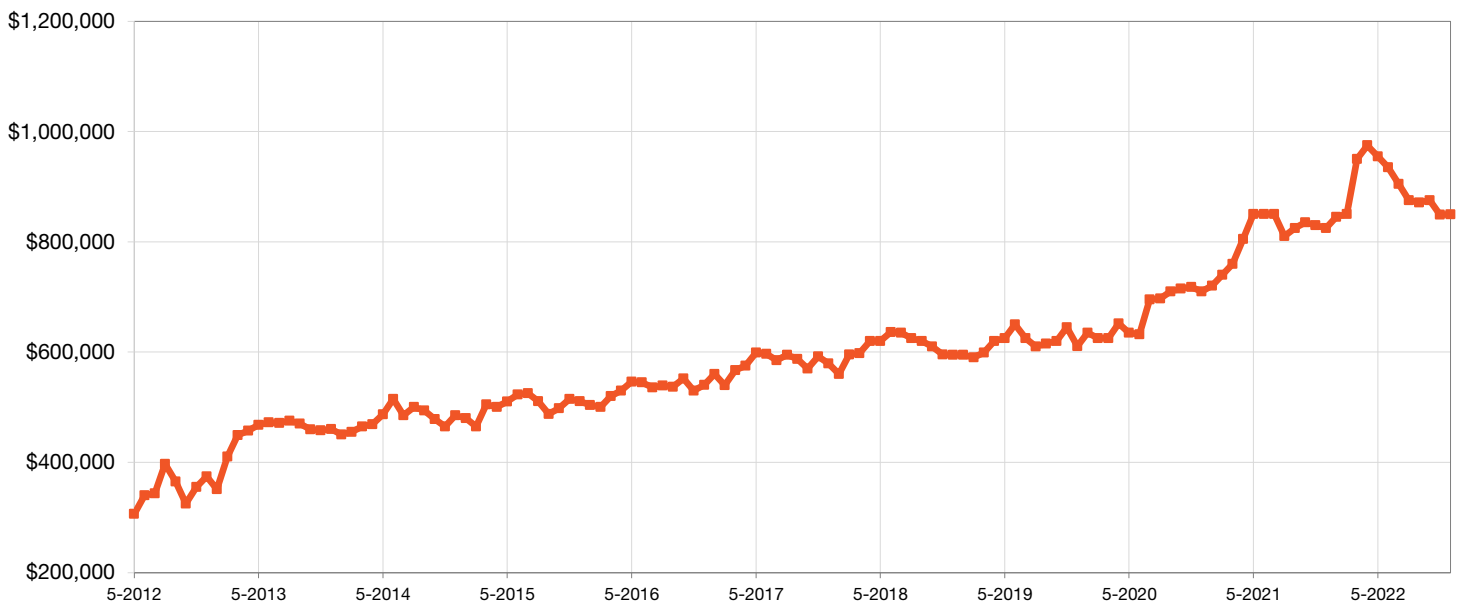
## North San Diego County

Key Metrics	Dec-22	1-Yr Chg
Median Sales Price	\$849,900	+ 3.0%
Average Sales Price	\$1,101,140	+ 0.6%
Pct. of Orig. Price Rec'd.	94.6%	- 7.4%
Homes for Sale	1,322	+ 7.5%
Closed Sales	644	- 48.2%
Months Supply	1.3	+ 44.4%
Days on Market	35	+ 94.4%

### 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	
	Dec-22	1-Yr Chg	Dec-22	1-Yr Chg	Dec-22	1-Yr Chg	Dec-22	1-Yr Chg
92003 - Bonsall	\$909,000	↑ + 27.5%	94.0%	↓ - 8.5%	72	↑ + 370.5%	7	↓ - 36.4%
92007 - Cardiff	\$1,597,500	↑ + 97.2%	95.5%	↓ - 3.6%	15	↑ + 11.7%	2	↓ - 71.4%
92008 - Carlsbad	\$1,337,500	↓ - 0.1%	96.5%	↓ - 5.4%	24	↓ - 13.4%	12	↓ - 55.6%
92009 - Carlsbad	\$1,280,000	↑ + 11.3%	93.3%	↓ - 10.0%	31	↑ + 84.7%	12	↓ - 79.7%
92010 - Carlsbad	\$810,000	↓ - 3.8%	96.6%	↓ - 6.8%	14	↑ + 7.0%	7	↓ - 72.0%
92011 - Carlsbad	\$1,257,500	↓ - 5.1%	95.6%	↓ - 5.2%	37	↑ + 129.9%	14	↓ - 44.0%
92014 - Del Mar	\$3,900,000	↑ + 65.3%	88.0%	↓ - 11.7%	53	↑ + 128.3%	5	↓ - 78.3%
92024 - Encinitas	\$1,556,000	↓ - 14.2%	93.4%	↓ - 8.9%	36	↑ + 59.7%	34	↓ - 19.0%
92025 - Escondido	\$849,900	↑ + 16.4%	92.1%	↓ - 11.5%	31	↑ + 237.1%	18	↓ - 45.5%
92026 - Escondido	\$675,000	↓ - 1.8%	94.5%	↓ - 7.7%	34	↑ + 23.8%	25	↓ - 62.1%
92027 - Escondido	\$662,500	↓ - 6.4%	97.8%	↓ - 4.0%	37	↑ + 86.9%	32	↓ - 36.0%
92028 - Fallbrook	\$755,000	↓ - 1.0%	95.5%	↓ - 4.1%	33	↑ + 47.4%	36	↓ - 52.6%
92029 - Escondido	\$1,110,000	↑ + 23.7%	88.9%	↓ - 14.3%	30	↑ + 168.0%	15	↓ - 40.0%
92054 - Oceanside	\$965,000	↑ + 9.0%	95.3%	↓ - 4.3%	34	↑ + 138.1%	22	↓ - 52.2%
92056 - Oceanside	\$742,500	↓ - 1.0%	96.2%	↓ - 7.4%	31	↑ + 146.1%	48	↓ - 31.4%
92057 - Oceanside	\$694,950	↑ + 7.1%	97.1%	↓ - 5.4%	25	↑ + 61.3%	38	↓ - 59.1%
92058 - Oceanside	\$700,000	↑ + 29.6%	94.1%	↓ - 9.7%	52	↑ + 399.4%	13	↓ - 31.6%
92059 - Pala	\$0	--	0.0%	--	0	--	0	--
92061 - Pauma Valley	\$500,000	↓ - 32.9%	87.7%	↓ - 13.7%	108	↑ + 1,700.0%	1	↓ - 83.3%
92064 - Poway	\$1,095,000	↑ + 7.4%	95.8%	↓ - 6.2%	24	↑ + 18.2%	22	↓ - 38.9%
92065 - Ramona	\$690,000	↑ + 2.1%	96.0%	↓ - 2.3%	35	↑ + 60.0%	25	↓ - 45.7%
92067 - Rancho Santa Fe	\$3,814,000	↓ - 11.2%	92.3%	↓ - 2.5%	59	↑ + 82.4%	11	↓ - 35.3%
92069 - San Marcos	\$740,000	↓ - 12.9%	94.5%	↓ - 8.7%	38	↑ + 210.3%	17	↓ - 65.3%
92075 - Solana Beach	\$1,810,000	↓ - 9.1%	92.5%	↓ - 5.8%	35	↑ + 17.0%	9	↓ - 40.0%
92078 - San Marcos	\$813,500	↑ + 0.7%	94.3%	↓ - 8.1%	24	↑ + 111.4%	28	↓ - 48.1%
92081 - Vista	\$850,000	↑ + 10.4%	92.4%	↓ - 10.5%	44	↑ + 308.9%	13	↓ - 58.1%
92082 - Valley Center	\$818,950	↑ + 5.0%	93.4%	↓ - 4.0%	52	↑ + 29.7%	33	↑ + 13.8%
92083 - Vista	\$717,500	↓ - 3.0%	99.3%	↓ - 2.5%	17	↑ + 12.4%	11	↓ - 56.0%
92084 - Vista	\$750,000	↓ - 8.5%	94.7%	↓ - 7.3%	30	↑ + 63.9%	21	↓ - 54.3%
92091 - Rancho Santa Fe	\$1,770,000	--	93.6%	--	46	--	3	--
92127 - Rancho Bernardo	\$1,282,450	↑ + 7.3%	93.1%	↓ - 10.6%	42	↑ + 113.3%	26	↓ - 50.9%
92128 - Rancho Bernardo	\$779,000	↓ - 4.7%	93.8%	↓ - 7.9%	41	↑ + 117.0%	41	↓ - 35.9%
92129 - Rancho Penasquitos	\$1,165,000	↓ - 8.6%	95.4%	↓ - 11.4%	27	↑ + 168.8%	21	↓ - 30.0%
92130 - Carmel Valley	\$1,645,000	↑ + 7.8%	91.7%	↓ - 14.2%	33	↑ + 207.6%	22	↓ - 52.2%



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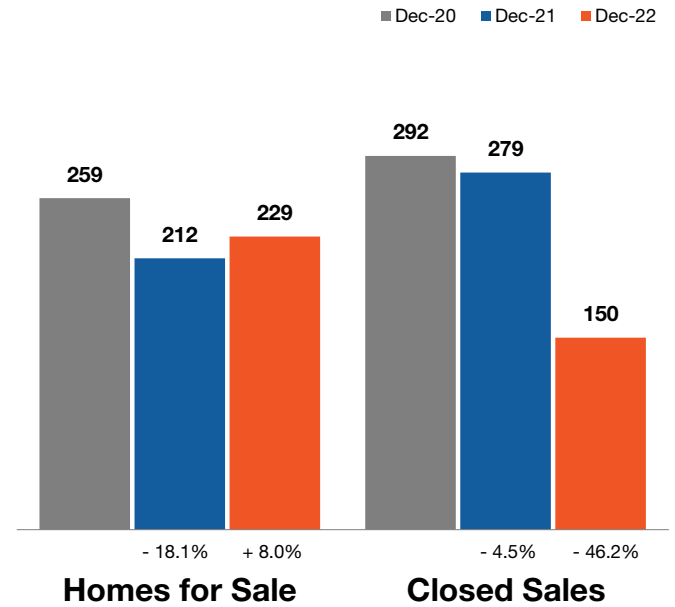


Market Statistics

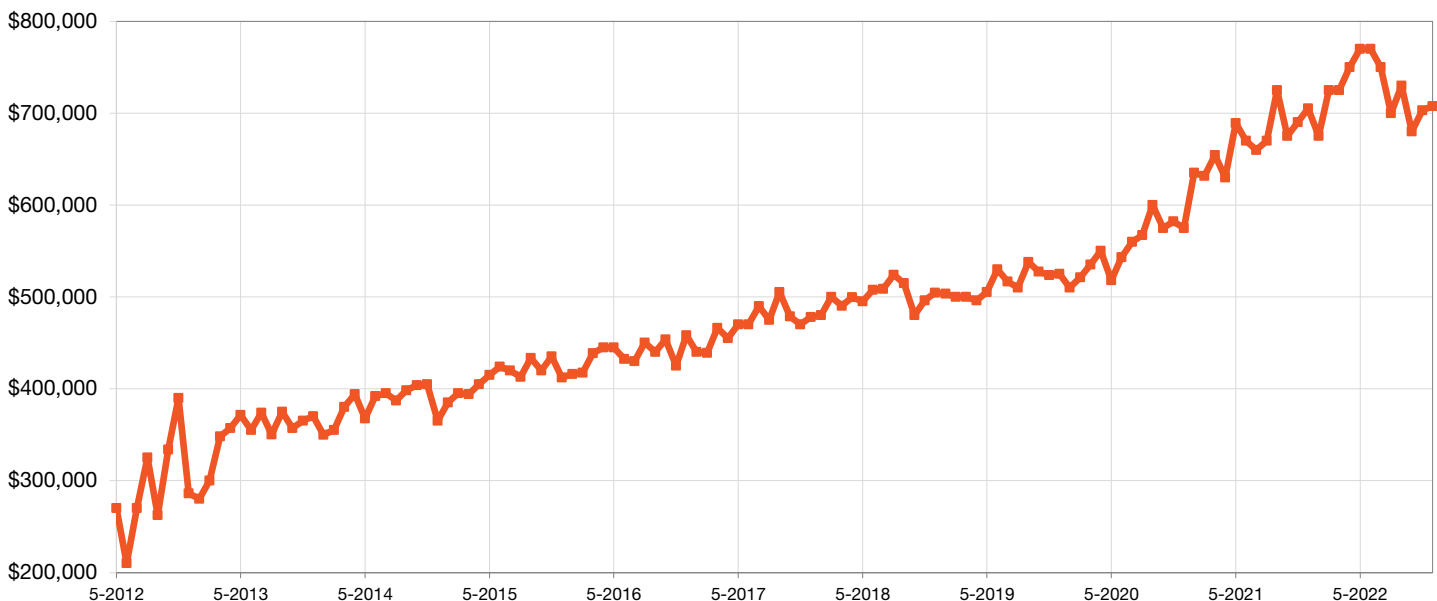
## South San Diego County

Key Metrics	Dec-22	1-Yr Chg
Median Sales Price	\$707,500	+ 0.4%
Average Sales Price	\$749,258	- 0.0%
Pct. of Orig. Price Rec'd.	96.3%	- 5.7%
Homes for Sale	229	+ 8.0%
Closed Sales	150	- 46.2%
Months Supply	1.2	+ 71.4%
Days on Market	38	+ 153.3%

### Market Activity



### Historical Median Sales Price for South San Diego County



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Market Statistics

## South San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Dec-22	1-Yr Chg	Dec-22	1-Yr Chg	Dec-22	1-Yr Chg	Dec-22	1-Yr Chg
91902 - Bonita	\$850,000	↓ - 4.2%	94.9%	↓ - 6.4%	12	↓ - 22.2%	5	↓ - 72.2%
91910 - Chula Vista	\$715,000	↑ + 0.1%	97.9%	↓ - 3.6%	34	↑ + 134.8%	23	↓ - 48.9%
91911 - Chula Vista	\$608,000	↓ - 4.4%	95.6%	↓ - 6.8%	47	↑ + 154.4%	26	↓ - 43.5%
91913 - Chula Vista	\$701,000	↓ - 9.3%	96.5%	↓ - 5.5%	42	↑ + 220.4%	36	↓ - 45.5%
91914 - Chula Vista	\$1,203,500	↑ + 19.8%	97.5%	↓ - 5.2%	12	↓ - 12.0%	7	↓ - 53.3%
91915 - Chula Vista	\$740,500	↑ + 3.6%	96.2%	↓ - 6.0%	36	↑ + 200.7%	24	↓ - 38.5%
91932 - Imperial Beach	\$845,000	↑ + 12.7%	92.8%	↓ - 8.9%	21	↑ + 57.0%	13	↓ - 31.6%
91950 - National City	\$590,000	↓ - 3.1%	96.0%	↓ - 6.9%	63	↑ + 249.6%	13	↓ - 43.5%
92154 - Otay Mesa	\$690,000	↑ + 11.3%	97.3%	↓ - 6.2%	31	↑ + 107.0%	27	↓ - 62.5%
92173 - San Ysidro	\$575,000	↑ + 29.4%	102.1%	↑ + 3.8%	19	↓ - 50.8%	3	↓ - 62.5%