

# Marketwatch Report

## August 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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All Counties Overview	2
East San Diego County	3
Metro San Diego County	5
North San Diego County	7
South San Diego County	9

# Marketwatch Report

August 2022

## San Diego County Overview

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Aug-22	1-Yr Chg	Aug-22	1-Yr Chg	Aug-22	1-Yr Chg	Aug-22	1-Yr Chg
East San Diego County	\$697,000	↑ + 5.6%	97.9%	↓ - 3.7%	21	↑ + 31.3%	443	↓ - 21.9%
Metro San Diego County	\$847,000	↑ + 12.9%	97.7%	↓ - 4.2%	21	↑ + 40.0%	767	↓ - 34.6%
North San Diego County	\$875,000	↑ + 8.0%	96.2%	↓ - 6.3%	23	↑ + 64.3%	1,058	↓ - 32.1%
South San Diego County	\$700,000	↑ + 4.5%	98.4%	↓ - 3.5%	17	↑ + 21.4%	223	↓ - 32.0%
<b>San Diego County</b>	<b>\$795,000</b>	<b>↑ + 8.2%</b>	<b>97.2%</b>	<b>↓ - 5.0%</b>	<b>21</b>	<b>↑ + 40.0%</b>	<b>2,533</b>	<b>↓ - 31.5%</b>

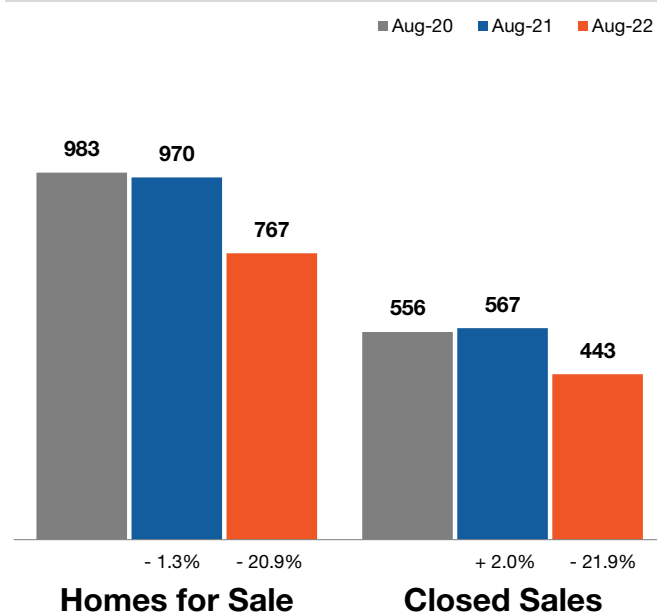
# Marketwatch Report

## August 2022

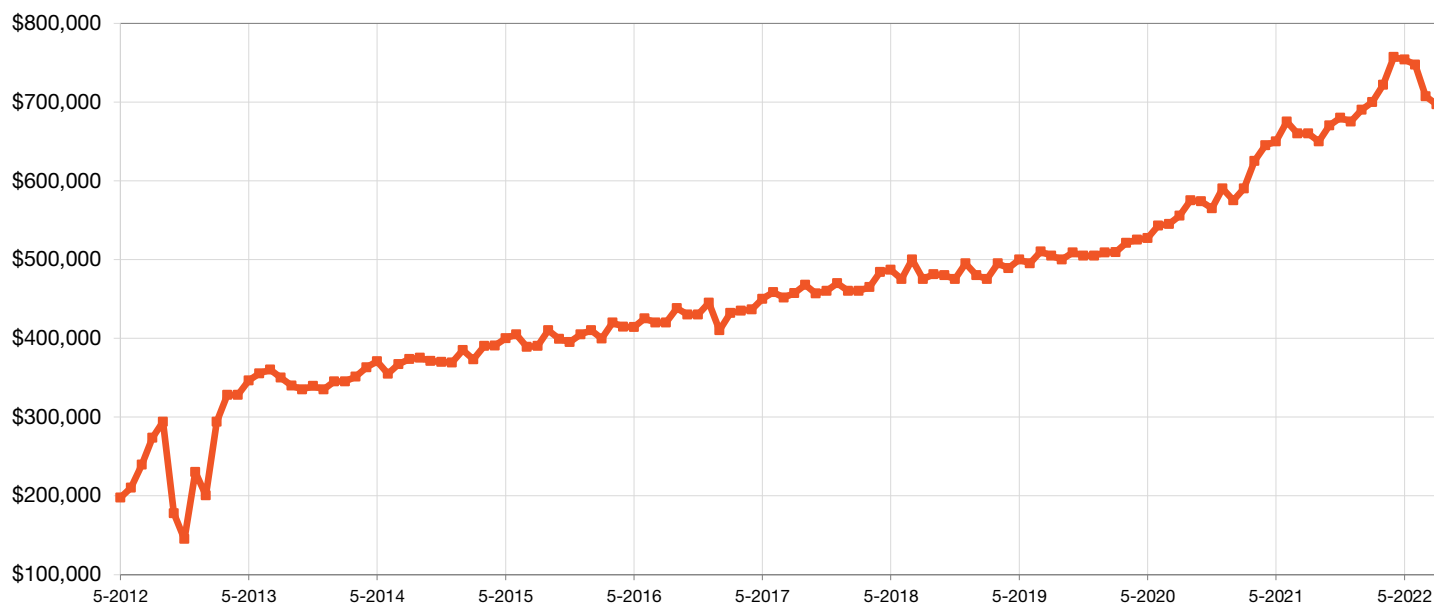
## East San Diego County

Key Metrics	Aug-22	1-Yr Chg
Median Sales Price	\$697,000	+ 5.6%
Average Sales Price	\$717,697	+ 7.9%
Pct. of Orig. Price Rec'd.	97.9%	- 3.7%
Homes for Sale	767	- 20.9%
Closed Sales	443	- 21.9%
Months Supply	1.6	- 11.1%
Days on Market	21	+ 31.3%

### Market Activity



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



# Marketwatch Report

August 2022

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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	
	Aug-22	1-Yr Chg	Aug-22	1-Yr Chg	Aug-22	1-Yr Chg	Aug-22	1-Yr Chg
91901 - Alpine	\$945,000	↑ + 9.6%	97.0%	↓ - 3.6%	26	↑ + 26.5%	19	↑ + 26.7%
91905 - Boulevard	\$450,000	↑ + 25.9%	93.2%	↓ - 9.8%	27	↑ + 170.0%	3	↑ + 50.0%
91906 - Campo	\$500,000	↑ + 6.4%	98.6%	↓ - 5.3%	25	↑ + 144.9%	9	↓ - 10.0%
91916 - Descanso	\$325,000	↓ - 45.4%	100.0%	↑ + 4.6%	0	↓ - 100.0%	1	↓ - 66.7%
91917 - Dulzura	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$198,500	↑ + 65.4%	101.9%	↑ + 27.3%	42	↓ - 55.3%	2	↑ + 100.0%
91935 - Jamul	\$1,200,000	↑ + 29.7%	101.3%	↑ + 0.3%	23	↑ + 61.9%	5	↓ - 66.7%
91941 - La Mesa	\$920,000	↑ + 0.9%	98.0%	↓ - 3.7%	12	↑ + 1.2%	32	↓ - 15.8%
91942 - La Mesa	\$699,500	↑ + 6.0%	99.9%	↓ - 1.1%	14	↑ + 12.4%	38	↓ - 20.8%
91945 - Lemon Grove	\$675,000	↑ + 6.3%	97.6%	↓ - 3.5%	13	↑ + 3.3%	21	↓ - 12.5%
91948 - Mount Laguna	\$0	--	0.0%	--	0	--	0	--
91962 - Pine Valley	\$995,000	↑ + 40.1%	97.1%	↓ - 0.4%	16	↓ - 52.0%	2	↓ - 33.3%
91963 - Potrero	\$0	--	0.0%	--	0	--	0	--
91977 - Spring Valley	\$688,250	↑ + 9.2%	100.5%	↓ - 2.4%	23	↑ + 48.0%	46	↓ - 24.6%
91978 - Spring Valley	\$540,000	↓ - 28.0%	100.1%	↓ - 0.4%	22	↑ + 88.9%	7	↑ + 40.0%
91980 - Tecate	\$300,000	--	109.1%	--	19	--	1	--
92004 - Borrego Springs	\$395,000	↑ + 24.2%	95.4%	↓ - 0.6%	46	↑ + 0.3%	7	↓ - 36.4%
92019 - El Cajon	\$772,500	↑ + 15.0%	97.1%	↓ - 6.3%	21	↑ + 121.7%	38	↓ - 34.5%
92020 - El Cajon	\$662,500	↓ - 6.4%	96.1%	↓ - 5.6%	25	↑ + 77.2%	36	↓ - 33.3%
92021 - El Cajon	\$656,000	↓ - 1.4%	95.9%	↓ - 6.4%	23	↑ + 60.4%	60	↑ + 22.4%
92036 - Julian	\$561,038	↑ + 16.9%	93.1%	↓ - 7.3%	52	↑ + 188.3%	10	↓ - 9.1%
92040 - Lakeside	\$749,500	↑ + 11.9%	98.6%	↓ - 2.5%	15	↑ + 5.3%	37	↓ - 27.5%
92066 - Ranchita	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92070 - Santa Ysabel	\$899,000	↑ + 34.2%	106.2%	↑ + 9.3%	36	↓ - 73.8%	3	↓ - 25.0%
92071 - Santee	\$690,000	↑ + 5.2%	98.3%	↓ - 4.2%	18	↑ + 58.2%	64	↓ - 34.0%
92086 - Warner Springs	\$492,250	↑ + 85.8%	93.4%	↑ + 0.1%	25	↓ - 57.6%	2	↓ - 60.0%

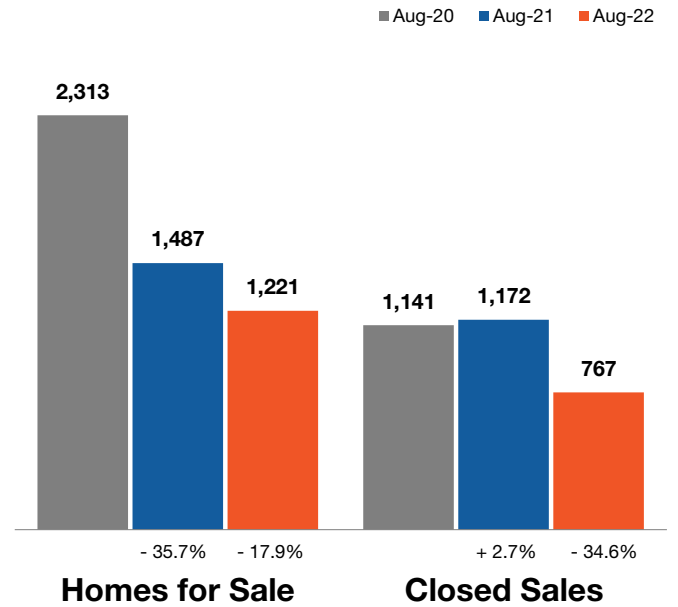
# Marketwatch Report

August 2022

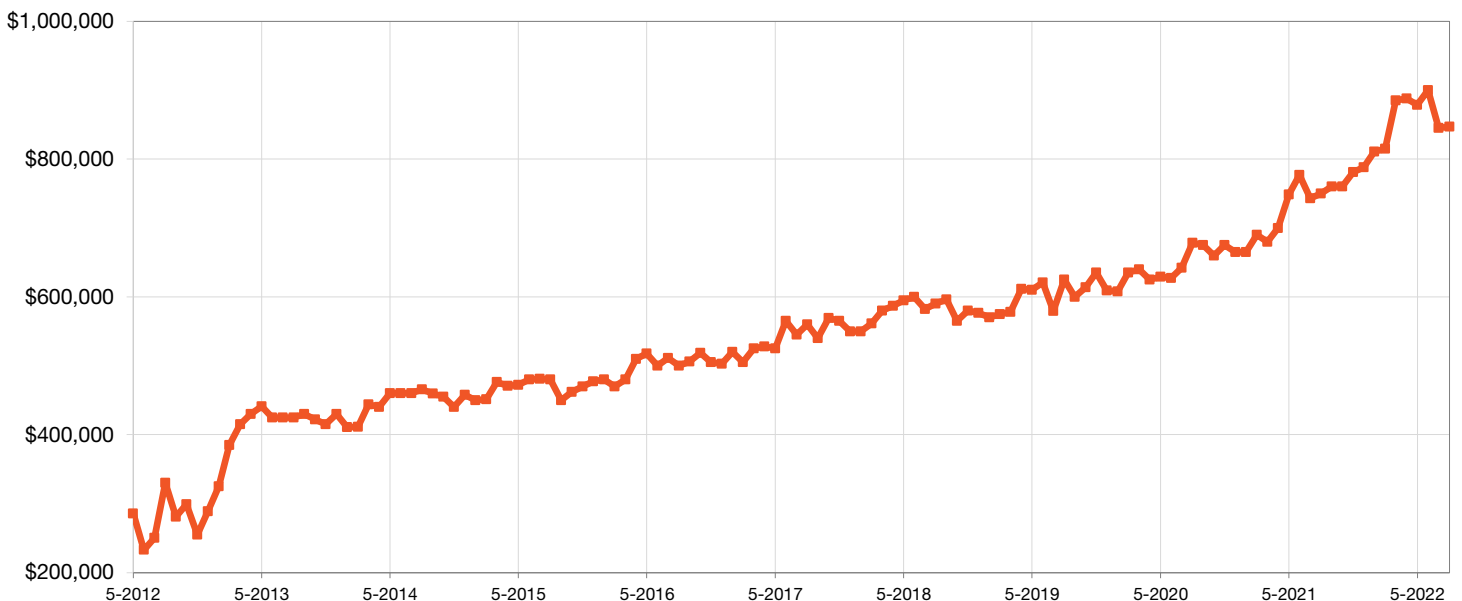
## Metro San Diego County

Key Metrics	Aug-22	1-Yr Chg
Median Sales Price	\$847,000	+ 12.9%
Average Sales Price	\$1,057,473	+ 10.9%
Pct. of Orig. Price Rec'd.	97.7%	- 4.2%
Homes for Sale	1,221	- 17.9%
Closed Sales	767	- 34.6%
Months Supply	1.4	+ 7.7%
Days on Market	21	+ 40.0%

### Market Activity



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



# Marketwatch Report

August 2022

NORTH SAN DIEGO COUNTY REALTORS



Market Statistics

## Metro San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Aug-22	1-Yr Chg	Aug-22	1-Yr Chg	Aug-22	1-Yr Chg	Aug-22	1-Yr Chg
92037 - La Jolla	\$2,230,000	↑ + 65.5%	95.2%	↓ - 6.0%	30	↑ + 44.9%	47	↓ - 44.0%
92101 - San Diego Downtown	\$712,500	↑ + 20.8%	98.6%	↓ - 1.0%	23	↓ - 24.8%	72	↓ - 33.3%
92102 - San Diego Golden Hill	\$699,000	↑ + 13.7%	104.7%	↑ + 2.2%	14	↓ - 16.0%	9	↓ - 59.1%
92103 - Mission Hills-Hillcrest-Midtown	\$1,199,000	↑ + 63.7%	97.5%	↓ - 2.7%	21	↑ + 18.0%	23	↓ - 53.1%
92104 - North Park	\$815,000	↑ + 19.5%	100.8%	↓ - 1.4%	12	↑ + 1.9%	27	↓ - 42.6%
92105 - East San Diego	\$552,539	↓ - 3.9%	97.6%	↓ - 4.7%	23	↑ + 53.6%	24	↓ - 35.1%
92106 - Point Loma	\$1,594,750	↑ + 6.9%	97.5%	↓ - 4.3%	15	↓ - 3.5%	18	→ 0.0%
92107 - Ocean Beach	\$1,475,000	↑ + 30.0%	99.0%	↓ - 3.3%	11	↑ + 9.3%	19	↓ - 24.0%
92108 - Mission Valley	\$649,500	↑ + 23.7%	99.3%	↓ - 3.0%	18	↑ + 56.7%	41	↑ + 24.2%
92109 - Pacific Beach	\$1,231,500	↑ + 17.3%	97.9%	↓ - 2.6%	21	↑ + 15.5%	32	↓ - 34.7%
92110 - Old Town	\$771,225	↑ + 13.9%	94.5%	↓ - 9.4%	17	↑ + 18.9%	20	↓ - 54.5%
92111 - Linda Vista	\$779,500	↓ - 0.7%	97.6%	↓ - 4.5%	17	↑ + 35.7%	25	↓ - 46.8%
92113 - Logan Heights	\$582,500	↑ + 5.9%	94.0%	↓ - 12.0%	28	↓ - 7.7%	8	↓ - 20.0%
92114 - Encanto	\$667,250	↑ + 4.3%	97.6%	↓ - 5.1%	19	↑ + 60.6%	40	↓ - 14.9%
92115 - San Diego	\$755,000	↑ + 11.9%	98.2%	↓ - 3.3%	15	↑ + 30.8%	39	↓ - 41.8%
92116 - Normal Heights	\$865,000	↑ + 3.6%	99.3%	↓ - 3.2%	19	↑ + 57.3%	25	↓ - 37.5%
92117 - Clairemont Mesa	\$925,000	↑ + 2.8%	96.0%	↓ - 5.9%	17	↑ + 41.0%	55	→ 0.0%
92118 - Coronado	\$2,300,000	↓ - 9.6%	95.1%	↓ - 2.1%	19	↓ - 30.0%	15	↓ - 46.4%
92119 - San Carlos	\$820,000	↑ + 4.1%	97.6%	↓ - 5.0%	13	↑ + 3.3%	29	↓ - 37.0%
92120 - Del Cerro	\$995,000	↑ + 22.1%	97.8%	↓ - 2.6%	13	↑ + 7.2%	29	↓ - 17.1%
92121 - Sorrento Valley	\$724,000	↓ - 11.4%	100.0%	↓ - 5.3%	22	↑ + 64.2%	1	↓ - 80.0%
92122 - University City	\$787,500	↑ + 11.6%	98.1%	↓ - 3.8%	45	↑ + 295.5%	30	↓ - 54.5%
92123 - Mission Valley	\$720,000	↓ - 2.7%	97.5%	↓ - 5.2%	42	↑ + 300.0%	20	↓ - 33.3%
92124 - Tierrasanta	\$832,833	↑ + 11.0%	96.9%	↓ - 5.0%	18	↑ + 83.2%	19	→ 0.0%
92126 - Mira Mesa	\$950,000	↑ + 23.8%	97.8%	↓ - 5.3%	20	↑ + 100.5%	40	↓ - 47.4%
92131 - Scripps Miramar	\$1,310,000	↑ + 32.7%	95.2%	↓ - 9.8%	23	↑ + 179.3%	35	↓ - 40.7%
92139 - Paradise Hills	\$660,000	↑ + 13.8%	99.9%	↓ - 4.6%	18	↑ + 79.1%	25	↓ - 3.8%

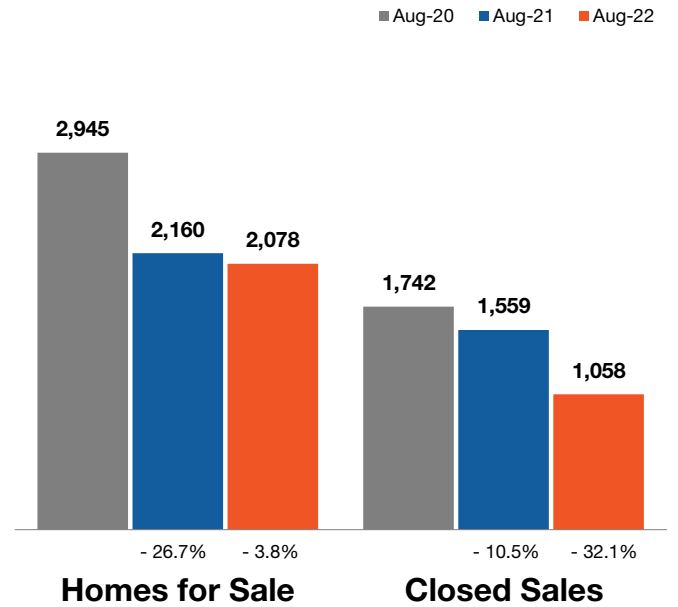
# Marketwatch Report

August 2022

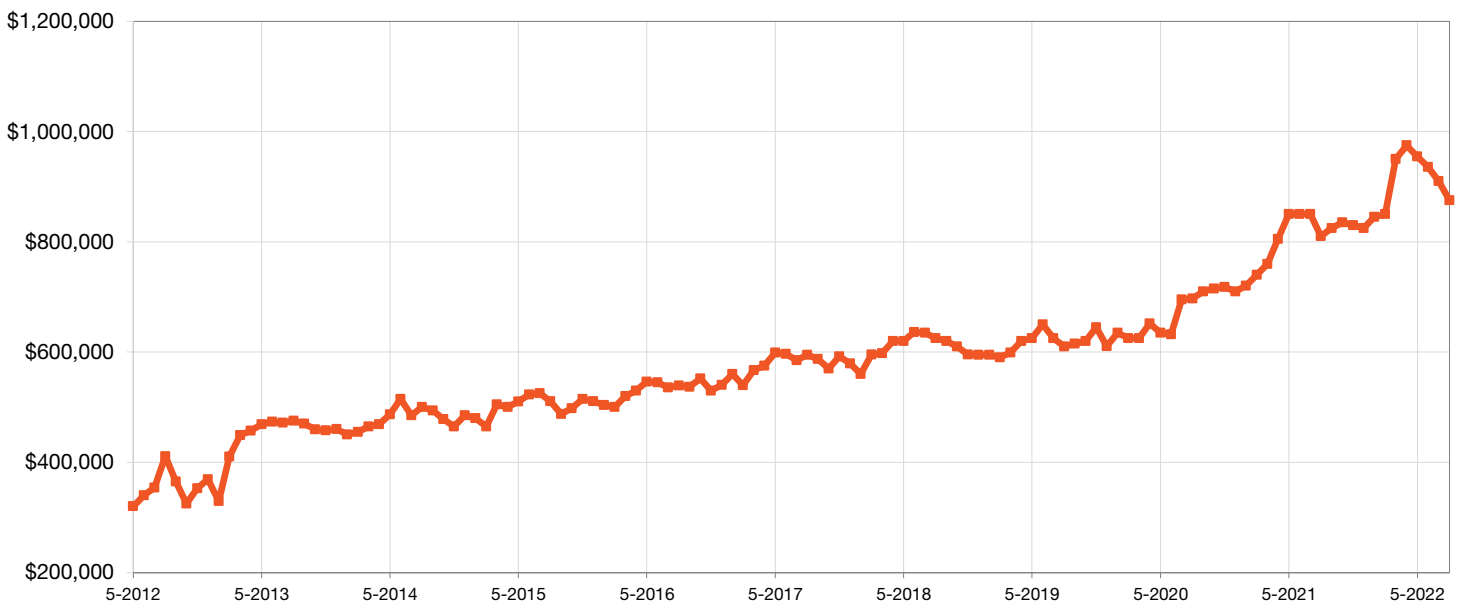
## North San Diego County

Key Metrics	Aug-22	1-Yr Chg
Median Sales Price	\$875,000	+ 8.0%
Average Sales Price	\$1,162,476	+ 8.2%
Pct. of Orig. Price Rec'd.	96.2%	- 6.3%
Homes for Sale	2,078	- 3.8%
Closed Sales	1,058	- 32.1%
Months Supply	1.8	+ 28.6%
Days on Market	23	+ 64.3%

### Market Activity



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



# Marketwatch Report

August 2022

## North San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Aug-22	1-Yr Chg	Aug-22	1-Yr Chg	Aug-22	1-Yr Chg	Aug-22	1-Yr Chg
92003 - Bonsall	\$555,000	↓ - 29.7%	103.4%	↑ + 2.6%	14	↓ - 64.7%	5	↓ - 44.4%
92007 - Cardiff	\$1,406,250	↓ - 26.0%	95.2%	↓ - 3.3%	38	↑ + 43.2%	7	↓ - 22.2%
92008 - Carlsbad	\$1,400,000	↑ + 1.8%	95.0%	↓ - 5.5%	25	↓ - 7.2%	23	↓ - 37.8%
92009 - Carlsbad	\$1,285,000	↑ + 37.4%	96.0%	↓ - 6.3%	19	↑ + 67.7%	45	↓ - 43.0%
92010 - Carlsbad	\$926,000	↑ + 7.7%	96.3%	↓ - 10.6%	25	↑ + 200.0%	24	↓ - 11.1%
92011 - Carlsbad	\$1,234,500	↓ - 2.9%	95.3%	↓ - 8.2%	21	↑ + 64.2%	28	↓ - 28.2%
92014 - Del Mar	\$2,232,500	↑ + 16.0%	93.3%	↓ - 1.1%	34	↓ - 6.0%	19	↑ + 11.8%
92024 - Encinitas	\$1,649,750	↑ + 4.7%	94.5%	↓ - 7.2%	30	↑ + 106.9%	44	↓ - 29.0%
92025 - Escondido	\$650,000	↓ - 8.6%	95.2%	↓ - 7.0%	23	↑ + 103.8%	27	↓ - 55.0%
92026 - Escondido	\$699,000	↓ - 1.5%	97.1%	↓ - 4.7%	23	↑ + 78.2%	54	↓ - 41.3%
92027 - Escondido	\$680,000	↑ + 6.3%	99.6%	↓ - 3.0%	16	↑ + 20.2%	42	↓ - 39.1%
92028 - Fallbrook	\$795,000	↑ + 4.6%	96.6%	↓ - 5.6%	25	↑ + 55.9%	61	↓ - 37.1%
92029 - Escondido	\$1,100,000	↑ + 12.8%	93.1%	↓ - 8.4%	29	↑ + 38.5%	26	↑ + 4.0%
92054 - Oceanside	\$1,165,000	↑ + 33.1%	96.0%	↓ - 6.1%	24	↑ + 36.8%	33	↓ - 28.3%
92056 - Oceanside	\$784,446	↑ + 9.0%	97.8%	↓ - 5.8%	20	↑ + 115.9%	60	↓ - 25.9%
92057 - Oceanside	\$670,000	→ 0.0%	97.6%	↓ - 6.3%	20	↑ + 111.6%	68	↓ - 26.9%
92058 - Oceanside	\$700,000	↑ + 35.9%	96.9%	↓ - 6.0%	24	↑ + 126.8%	15	↓ - 46.4%
92059 - Pala	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92061 - Pauma Valley	\$1,155,000	↑ + 75.0%	105.8%	↑ + 6.9%	5	↓ - 91.6%	2	↓ - 60.0%
92064 - Poway	\$1,000,000	↓ - 13.0%	94.7%	↓ - 8.0%	27	↑ + 149.8%	37	↓ - 35.1%
92065 - Ramona	\$756,000	↑ + 7.9%	95.3%	↓ - 5.9%	27	↑ + 43.8%	53	↑ + 3.9%
92067 - Rancho Santa Fe	\$3,522,500	↓ - 4.8%	94.7%	↓ - 3.7%	31	↓ - 41.8%	14	↓ - 54.8%
92069 - San Marcos	\$737,500	↑ + 15.2%	97.0%	↓ - 4.5%	19	↑ + 29.0%	36	↓ - 20.0%
92075 - Solana Beach	\$1,755,000	↑ + 30.0%	95.1%	↓ - 2.9%	31	↑ + 135.8%	12	↓ - 47.8%
92078 - San Marcos	\$750,000	↓ - 3.8%	95.7%	↓ - 7.5%	21	↑ + 85.0%	43	↓ - 48.8%
92081 - Vista	\$930,000	↑ + 34.8%	99.2%	↓ - 4.1%	13	↑ + 67.5%	23	↓ - 37.8%
92082 - Valley Center	\$827,606	↓ - 4.3%	99.0%	↓ - 2.4%	20	↑ + 8.6%	18	↓ - 37.9%
92083 - Vista	\$730,000	↑ + 15.0%	98.5%	↓ - 5.2%	20	↑ + 216.9%	28	↑ + 33.3%
92084 - Vista	\$835,000	↑ + 17.6%	96.2%	↓ - 3.4%	21	↑ + 21.5%	29	↓ - 21.6%
92091 - Rancho Santa Fe	\$1,500,000	↓ - 16.7%	94.1%	↓ - 9.7%	20	↑ + 282.5%	5	↑ + 66.7%
92127 - Rancho Bernardo	\$1,400,000	↑ + 13.4%	93.7%	↓ - 11.0%	25	↑ + 163.0%	45	↓ - 34.8%
92128 - Rancho Bernardo	\$865,000	↑ + 20.1%	95.9%	↓ - 8.0%	21	↑ + 120.8%	56	↓ - 38.5%
92129 - Rancho Penasquitos	\$1,110,000	↓ - 1.4%	97.2%	↓ - 8.4%	17	↑ + 95.4%	30	↓ - 28.6%
92130 - Carmel Valley	\$1,650,000	↑ + 6.5%	93.9%	↓ - 10.6%	26	↑ + 163.2%	46	↓ - 27.0%



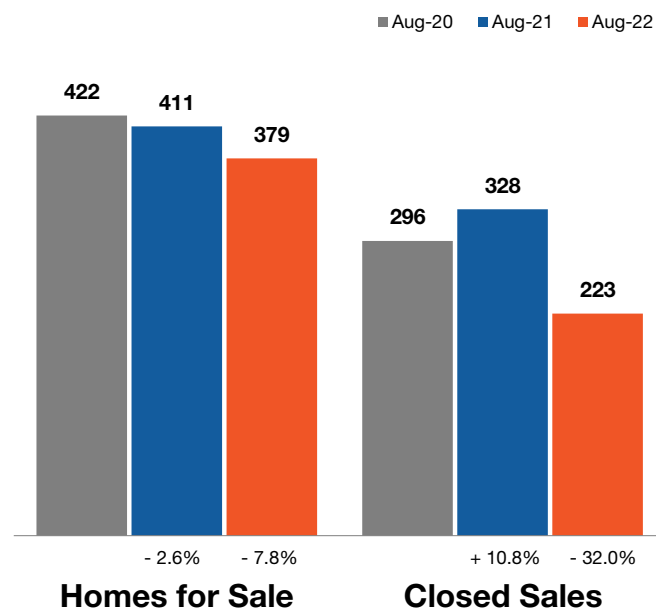
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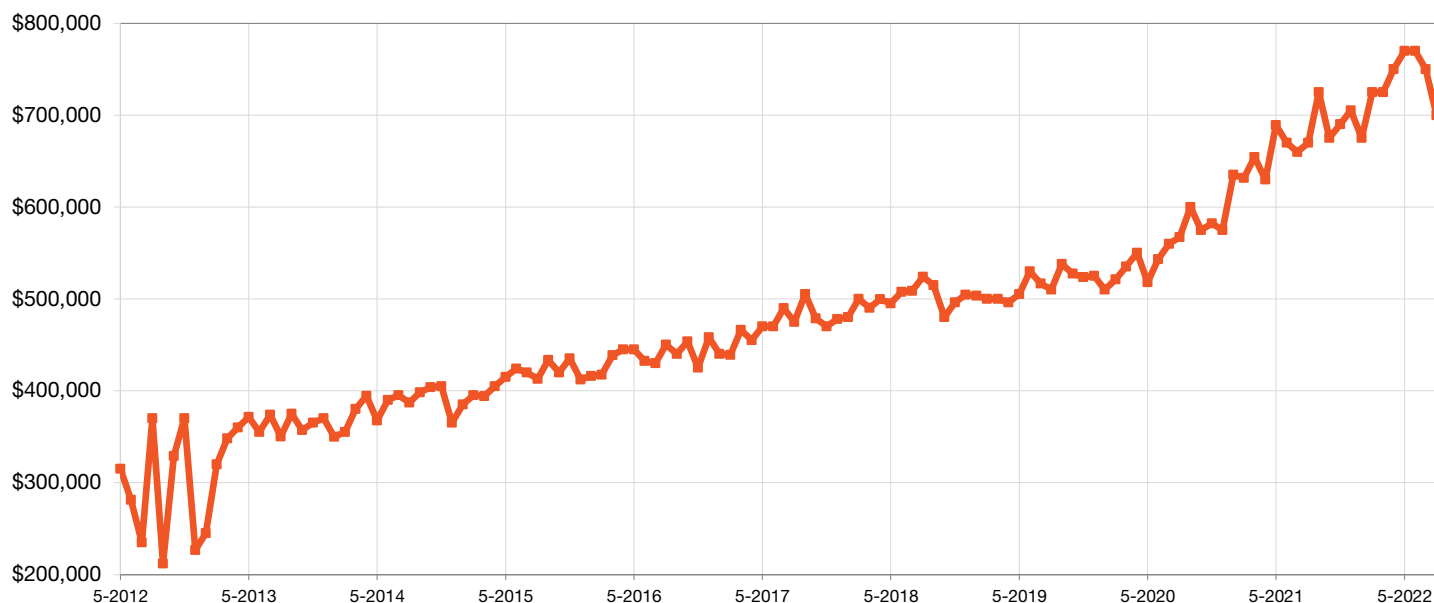
## South San Diego County

Key Metrics	Aug-22	1-Yr Chg
Median Sales Price	\$700,000	+ 4.5%
Average Sales Price	\$775,812	+ 10.8%
Pct. of Orig. Price Rec'd.	98.4%	- 3.5%
Homes for Sale	379	- 7.8%
Closed Sales	223	- 32.0%
Months Supply	1.6	+ 14.3%
Days on Market	17	+ 21.4%

### Market Activity



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



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August 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	
	Aug-22	1-Yr Chg	Aug-22	1-Yr Chg	Aug-22	1-Yr Chg	Aug-22	1-Yr Chg
91902 - Bonita	\$1,200,000	↑ + 42.9%	97.3%	↓ - 3.5%	22	↑ + 43.8%	9	↓ - 43.8%
91910 - Chula Vista	\$667,500	↓ - 5.3%	96.9%	↓ - 5.6%	21	↑ + 61.5%	38	↓ - 37.7%
91911 - Chula Vista	\$700,000	↑ + 10.4%	99.3%	↓ - 3.5%	19	↑ + 17.0%	39	↓ - 15.2%
91913 - Chula Vista	\$675,000	↓ - 8.8%	98.3%	↓ - 3.8%	17	↑ + 14.7%	57	↓ - 31.3%
91914 - Chula Vista	\$1,210,000	↑ + 34.4%	96.5%	↓ - 7.3%	12	↑ + 43.3%	11	↓ - 21.4%
91915 - Chula Vista	\$745,963	↑ + 15.0%	98.8%	↓ - 3.9%	16	↑ + 47.3%	30	↓ - 48.3%
91932 - Imperial Beach	\$862,500	↑ + 4.2%	97.1%	↓ - 0.8%	14	↓ - 9.8%	14	↓ - 48.1%
91950 - National City	\$640,000	↑ + 10.3%	100.6%	↑ + 1.0%	16	↓ - 23.8%	21	↑ + 23.5%
92154 - Otay Mesa	\$670,000	↑ + 8.1%	98.7%	↓ - 4.2%	17	↑ + 71.1%	37	↓ - 47.9%
92173 - San Ysidro	\$555,000	↑ + 10.4%	102.9%	↑ + 1.3%	12	↑ + 9.7%	4	↓ - 33.3%