

Marketwatch Report

January 2023



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	
	Jan-23	1-Yr Chg	Jan-23	1-Yr Chg	Jan-23	1-Yr Chg	Jan-23	1-Yr Chg
East San Diego County	\$682,700	↓ - 2.3%	97.2%	↓ - 4.6%	33	↑ + 73.7%	257	↓ - 35.1%
Metro San Diego County	\$800,000	↓ - 1.6%	96.4%	↓ - 6.8%	33	↑ + 94.1%	407	↓ - 43.2%
North San Diego County	\$855,000	↑ + 0.6%	94.9%	↓ - 8.4%	42	↑ + 162.5%	559	↓ - 35.9%
South San Diego County	\$650,000	↓ - 3.7%	97.9%	↓ - 5.3%	34	↑ + 112.5%	113	↓ - 42.6%
San Diego County	\$760,000	↓ - 1.3%	96.1%	↓ - 6.9%	37	↑ + 117.6%	1,367	↓ - 38.6%

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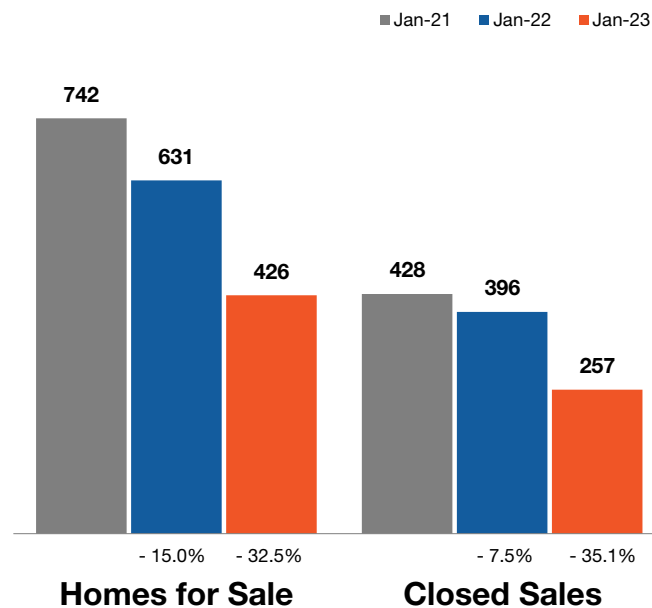


Market Statistics

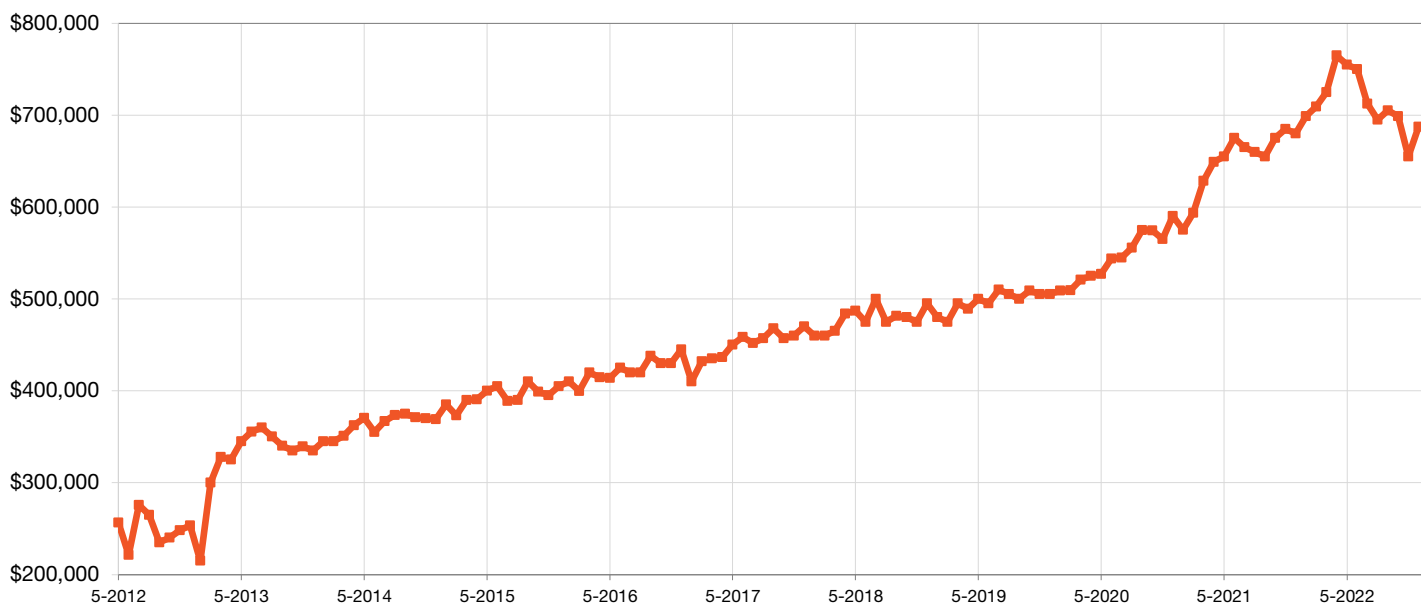
East San Diego County

Key Metrics	Jan-23	1-Yr Chg
Median Sales Price	\$682,700	- 2.3%
Average Sales Price	\$699,735	- 1.0%
Pct. of Orig. Price Rec'd.	97.2%	- 4.6%
Homes for Sale	426	- 32.5%
Closed Sales	257	- 35.1%
Months Supply	1.1	- 8.3%
Days on Market	33	+ 73.7%

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	
	Jan-23	1-Yr Chg	Jan-23	1-Yr Chg	Jan-23	1-Yr Chg	Jan-23	1-Yr Chg
91901 - Alpine	\$862,500	↓ - 1.4%	96.6%	↓ - 4.0%	40	↑ + 112.5%	14	↓ - 22.2%
91905 - Boulevard	\$645,000	↑ + 88.0%	87.8%	↓ - 2.2%	147	↑ + 355.8%	1	↓ - 75.0%
91906 - Campo	\$425,000	↑ + 1.3%	81.6%	↓ - 14.6%	50	↑ + 93.1%	5	↓ - 16.7%
91916 - Descanso	\$729,000	↑ + 9.6%	93.6%	↓ - 10.4%	101	↑ + 417.9%	1	↓ - 75.0%
91917 - Dulzura	\$505,000	--	84.2%	--	132	--	1	--
91931 - Guatay	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91934 - Jacumba	\$0	--	0.0%	--	0	--	0	--
91935 - Jamul	\$814,950	↓ - 6.6%	94.7%	↑ + 0.3%	43	↑ + 13.9%	10	↑ + 150.0%
91941 - La Mesa	\$890,000	↑ + 4.6%	99.1%	↓ - 4.9%	25	↑ + 104.0%	14	↓ - 39.1%
91942 - La Mesa	\$675,000	↓ - 8.2%	99.7%	↓ - 2.2%	24	↑ + 131.3%	21	↓ - 40.0%
91945 - Lemon Grove	\$645,000	↓ - 4.1%	100.5%	↓ - 0.2%	17	↓ - 29.1%	9	↓ - 55.0%
91948 - Mount Laguna	\$195,000	--	99.0%	--	40	--	3	--
91962 - Pine Valley	\$458,500	↓ - 23.6%	100.5%	↑ + 0.3%	7	↓ - 75.9%	2	↑ + 100.0%
91963 - Potrero	\$480,000	↑ + 25.7%	100.0%	↓ - 1.8%	21	↑ + 31.3%	1	→ 0.0%
91977 - Spring Valley	\$627,500	↓ - 3.4%	98.7%	↓ - 4.0%	23	↑ + 23.9%	34	↓ - 46.9%
91978 - Spring Valley	\$700,000	↑ + 59.1%	96.5%	↓ - 7.9%	38	↑ + 1.0%	6	↑ + 20.0%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$294,900	↓ - 6.1%	92.2%	↓ - 3.5%	60	↑ + 46.5%	7	→ 0.0%
92019 - El Cajon	\$698,880	↓ - 15.4%	98.0%	↓ - 4.7%	31	↑ + 39.2%	15	↓ - 60.5%
92020 - El Cajon	\$687,500	↓ - 14.1%	96.5%	↓ - 8.1%	34	↑ + 183.5%	16	↓ - 44.8%
92021 - El Cajon	\$645,000	↓ - 8.5%	96.7%	↓ - 4.6%	32	↑ + 59.7%	22	↓ - 45.0%
92036 - Julian	\$562,500	↑ + 29.3%	91.1%	↓ - 7.3%	74	↑ + 151.9%	6	↓ - 53.8%
92040 - Lakeside	\$690,000	↑ + 2.2%	97.0%	↓ - 3.7%	35	↑ + 88.8%	21	↓ - 43.2%
92066 - Ranchita	\$400,000	--	96.4%	--	16	--	1	--
92070 - Santa Ysabel	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92071 - Santee	\$720,000	↓ - 2.7%	98.3%	↓ - 5.1%	27	↑ + 56.7%	47	↑ + 9.3%
92086 - Warner Springs	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%

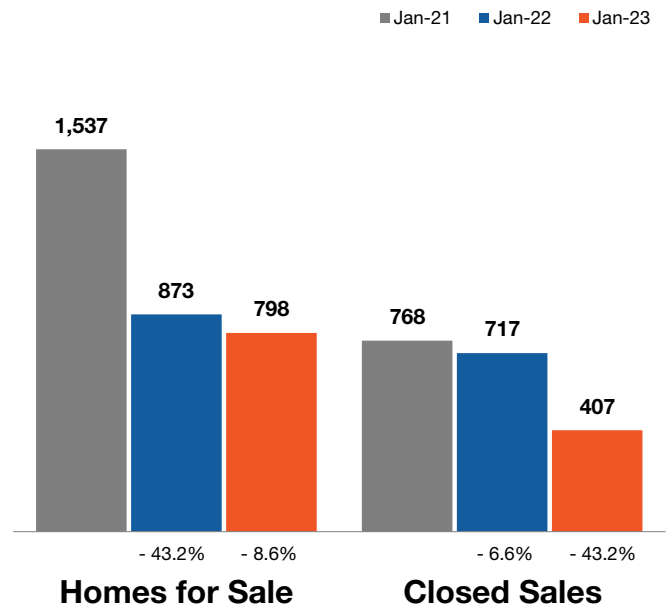
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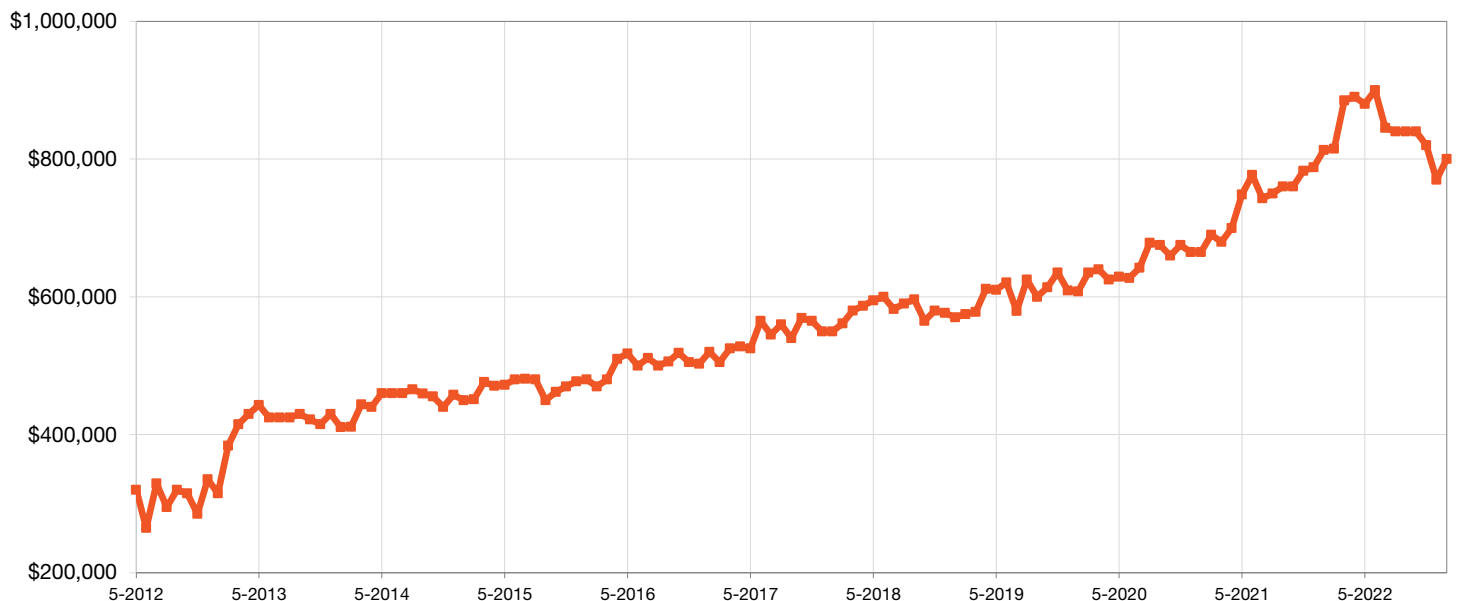
Metro San Diego County

Key Metrics	Jan-23	1-Yr Chg
Median Sales Price	\$800,000	- 1.6%
Average Sales Price	\$1,089,116	- 4.1%
Pct. of Orig. Price Rec'd.	96.4%	- 6.8%
Homes for Sale	798	- 8.6%
Closed Sales	407	- 43.2%
Months Supply	1.1	+ 37.5%
Days on Market	33	+ 94.1%

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	
	Jan-23	1-Yr Chg	Jan-23	1-Yr Chg	Jan-23	1-Yr Chg	Jan-23	1-Yr Chg
92037 - La Jolla	\$1,450,000	↓ - 35.2%	93.1%	↓ - 8.6%	44	↑ + 18.2%	33	↓ - 37.7%
92101 - San Diego Downtown	\$677,500	↑ + 3.4%	95.8%	↓ - 5.0%	35	↑ + 96.2%	34	↓ - 52.1%
92102 - San Diego Golden Hill	\$625,000	↓ - 5.3%	97.4%	↓ - 4.1%	23	↑ + 84.9%	9	↓ - 40.0%
92103 - Mission Hills-Hillcrest-Midtown	\$695,000	↓ - 7.8%	98.4%	↓ - 3.5%	35	↑ + 58.1%	13	↓ - 53.6%
92104 - North Park	\$770,000	↑ + 18.0%	98.1%	↓ - 7.4%	23	↑ + 22.6%	15	↓ - 46.4%
92105 - East San Diego	\$605,000	↓ - 1.6%	95.6%	↓ - 9.2%	29	↑ + 147.4%	8	↓ - 65.2%
92106 - Point Loma	\$1,500,000	↑ + 1.0%	93.8%	↓ - 2.8%	50	↑ + 52.9%	11	↓ - 26.7%
92107 - Ocean Beach	\$1,910,000	↑ + 112.2%	98.8%	↓ - 2.4%	40	↑ + 88.8%	6	↓ - 45.5%
92108 - Mission Valley	\$615,000	↓ - 5.4%	97.1%	↓ - 6.3%	37	↑ + 159.7%	19	→ 0.0%
92109 - Pacific Beach	\$970,000	↓ - 1.1%	94.0%	↓ - 9.8%	51	↑ + 138.0%	16	↓ - 52.9%
92110 - Old Town	\$565,000	↓ - 15.7%	94.0%	↓ - 9.3%	31	↑ + 168.2%	9	↓ - 67.9%
92111 - Linda Vista	\$792,500	↓ - 2.2%	98.1%	↓ - 6.5%	27	↑ + 83.1%	22	↓ - 38.9%
92113 - Logan Heights	\$630,000	↑ + 7.7%	99.2%	↓ - 2.8%	45	↑ + 108.1%	7	↓ - 41.7%
92114 - Encanto	\$670,000	↑ + 1.5%	98.7%	↓ - 4.2%	20	↑ + 20.6%	17	↓ - 45.2%
92115 - San Diego	\$679,500	↓ - 13.2%	98.1%	↓ - 4.8%	29	↑ + 45.0%	23	↓ - 32.4%
92116 - Normal Heights	\$742,500	↑ + 6.7%	95.1%	↓ - 9.6%	32	↑ + 237.7%	16	↑ + 45.5%
92117 - Clairemont Mesa	\$855,000	↓ - 19.1%	97.3%	↓ - 9.3%	26	↑ + 118.2%	13	↓ - 63.9%
92118 - Coronado	\$2,251,250	↑ + 13.1%	96.2%	↓ - 1.3%	30	↓ - 13.2%	16	↓ - 42.9%
92119 - San Carlos	\$818,000	↓ - 9.0%	98.2%	↓ - 5.9%	24	↑ + 94.3%	11	↓ - 70.3%
92120 - Del Cerro	\$885,000	↓ - 4.0%	95.5%	↓ - 7.2%	49	↑ + 198.0%	13	↓ - 38.1%
92121 - Sorrento Valley	\$1,167,000	↑ + 38.1%	96.3%	↓ - 12.1%	38	↑ + 503.9%	4	↑ + 33.3%
92122 - University City	\$950,000	↑ + 16.6%	90.4%	↓ - 14.2%	39	↑ + 427.7%	16	↓ - 38.5%
92123 - Mission Valley	\$895,000	↑ + 5.4%	93.5%	↓ - 9.1%	30	↑ + 89.4%	9	↓ - 52.6%
92124 - Tierrasanta	\$750,000	↓ - 18.9%	97.1%	↓ - 6.3%	27	↑ + 166.7%	11	→ 0.0%
92126 - Mira Mesa	\$892,000	↑ + 15.8%	98.7%	↓ - 8.7%	24	↑ + 255.3%	23	↓ - 34.3%
92131 - Scripps Miramar	\$1,182,500	↓ - 0.4%	95.4%	↓ - 9.1%	41	↑ + 280.2%	12	↓ - 57.1%
92139 - Paradise Hills	\$618,000	↑ + 1.3%	100.3%	↓ - 2.1%	29	↑ + 316.5%	21	↓ - 12.5%

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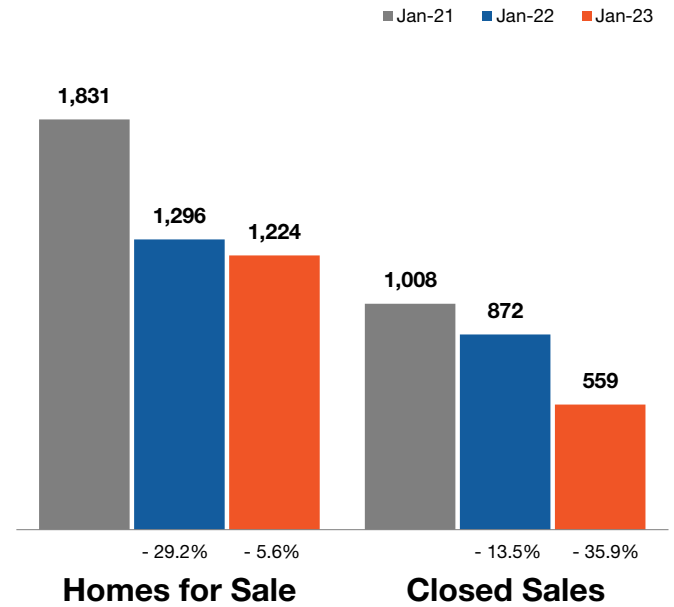


Market Statistics

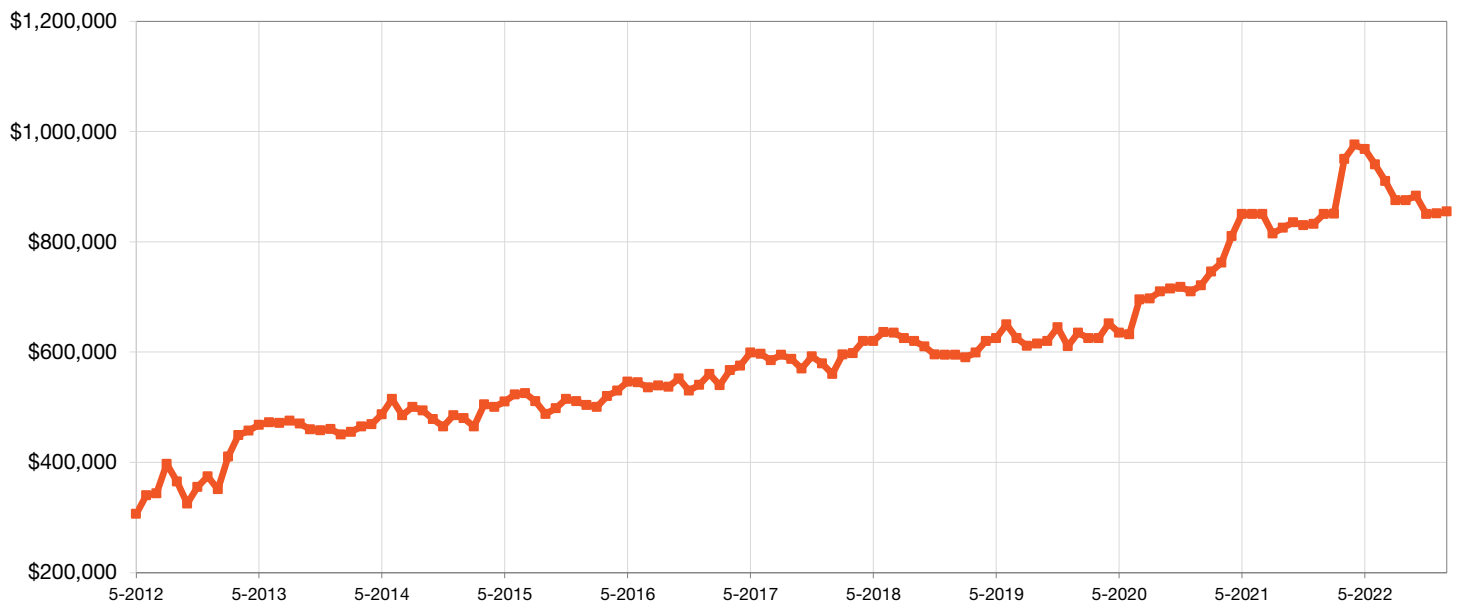
North San Diego County

Key Metrics	Jan-23	1-Yr Chg
Median Sales Price	\$855,000	+ 0.6%
Average Sales Price	\$1,185,429	+ 7.7%
Pct. of Orig. Price Rec'd.	94.9%	- 8.4%
Homes for Sale	1,224	- 5.6%
Closed Sales	559	- 35.9%
Months Supply	1.3	+ 44.4%
Days on Market	42	+ 162.5%

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	
	Jan-23	1-Yr Chg	Jan-23	1-Yr Chg	Jan-23	1-Yr Chg	Jan-23	1-Yr Chg
92003 - Bonsall	\$470,000	↓ - 50.9%	97.7%	↓ - 1.1%	18	↓ - 36.8%	3	↓ - 70.0%
92007 - Cardiff	\$3,850,000	↑ + 115.7%	96.3%	↓ - 1.4%	0	↓ - 100.0%	1	↓ - 80.0%
92008 - Carlsbad	\$1,275,000	↓ - 6.9%	95.4%	↓ - 8.9%	69	↑ + 188.9%	23	→ 0.0%
92009 - Carlsbad	\$1,312,200	↑ + 16.1%	96.0%	↓ - 9.2%	35	↑ + 197.8%	25	↓ - 21.9%
92010 - Carlsbad	\$900,000	↑ + 29.4%	96.7%	↓ - 5.3%	34	↑ + 187.3%	4	↓ - 66.7%
92011 - Carlsbad	\$1,459,500	↓ - 2.0%	94.6%	↓ - 9.2%	50	↑ + 203.2%	12	↓ - 20.0%
92014 - Del Mar	\$1,630,000	↓ - 42.3%	92.6%	↓ - 7.2%	29	↑ + 111.2%	8	↓ - 11.1%
92024 - Encinitas	\$1,315,000	↓ - 20.0%	95.4%	↓ - 6.7%	24	↑ + 37.7%	25	↓ - 32.4%
92025 - Escondido	\$780,000	↓ - 3.8%	93.7%	↓ - 12.2%	44	↑ + 260.0%	11	↓ - 47.6%
92026 - Escondido	\$711,000	↑ + 6.9%	95.1%	↓ - 7.6%	42	↑ + 140.7%	39	↓ - 15.2%
92027 - Escondido	\$680,000	↑ + 2.3%	95.4%	↓ - 7.7%	55	↑ + 413.0%	25	↓ - 44.4%
92028 - Fallbrook	\$812,500	↑ + 14.8%	94.6%	↓ - 8.1%	38	↑ + 97.4%	30	↓ - 44.4%
92029 - Escondido	\$1,078,500	↑ + 16.6%	93.3%	↓ - 9.0%	51	↑ + 248.6%	10	↓ - 9.1%
92054 - Oceanside	\$865,000	↓ - 7.5%	93.8%	↓ - 6.4%	40	↑ + 54.3%	9	↓ - 55.0%
92056 - Oceanside	\$785,000	↑ + 0.9%	94.6%	↓ - 9.1%	45	↑ + 404.2%	31	↓ - 29.5%
92057 - Oceanside	\$635,000	↓ - 4.5%	94.0%	↓ - 9.0%	50	↑ + 194.6%	31	↓ - 39.2%
92058 - Oceanside	\$625,000	↑ + 5.0%	93.1%	↓ - 10.5%	67	↑ + 495.5%	11	↓ - 35.3%
92059 - Pala	\$0	--	0.0%	--	0	--	0	--
92061 - Pauma Valley	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92064 - Poway	\$1,050,000	↓ - 4.1%	95.9%	↓ - 8.7%	36	↑ + 302.2%	22	↓ - 35.3%
92065 - Ramona	\$700,000	↓ - 5.3%	94.7%	↓ - 5.2%	42	↑ + 91.8%	19	↓ - 58.7%
92067 - Rancho Santa Fe	\$4,950,000	↑ + 22.2%	92.7%	↓ - 5.2%	53	↑ + 11.4%	14	↑ + 27.3%
92069 - San Marcos	\$760,000	↓ - 4.3%	99.1%	↓ - 5.0%	34	↑ + 159.6%	15	↓ - 58.3%
92075 - Solana Beach	\$1,412,500	↓ - 37.2%	93.8%	↓ - 9.0%	39	↑ + 144.8%	12	↑ + 9.1%
92078 - San Marcos	\$1,087,000	↑ + 26.7%	94.9%	↓ - 8.9%	32	↑ + 60.2%	22	↓ - 42.1%
92081 - Vista	\$795,000	↓ - 3.5%	94.4%	↓ - 10.6%	35	↑ + 285.6%	13	↓ - 40.9%
92082 - Valley Center	\$840,000	↑ + 0.4%	94.1%	↓ - 8.3%	43	↑ + 82.4%	14	↓ - 30.0%
92083 - Vista	\$557,500	↓ - 17.7%	91.9%	↓ - 10.6%	53	↑ + 162.3%	12	↓ - 53.8%
92084 - Vista	\$786,500	↓ - 13.6%	93.3%	↓ - 8.5%	45	↑ + 137.9%	21	↓ - 44.7%
92091 - Rancho Santa Fe	\$1,700,000	↓ - 16.3%	94.4%	↓ - 7.4%	54	↑ + 620.0%	1	↓ - 50.0%
92127 - Rancho Bernardo	\$1,875,000	↑ + 24.2%	94.3%	↓ - 12.4%	30	↑ + 99.2%	22	↓ - 12.0%
92128 - Rancho Bernardo	\$800,000	↑ + 6.0%	95.6%	↓ - 8.5%	38	↑ + 151.3%	37	↓ - 22.9%
92129 - Rancho Penasquitos	\$730,000	↓ - 32.7%	98.1%	↓ - 7.6%	28	↑ + 155.1%	17	↓ - 43.3%
92130 - Carmel Valley	\$1,755,000	↑ + 18.2%	95.1%	↓ - 12.7%	42	↑ + 554.1%	20	↓ - 37.5%

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NORTH SAN DIEGO COUNTY REALTORS

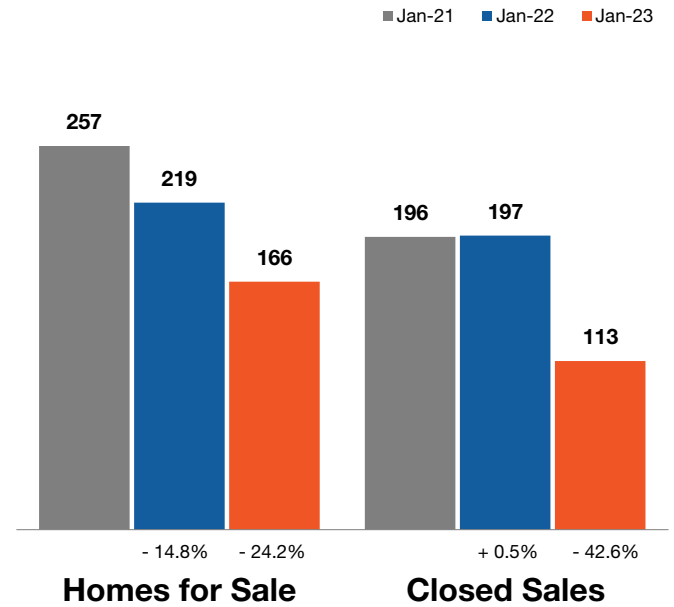


Market Statistics

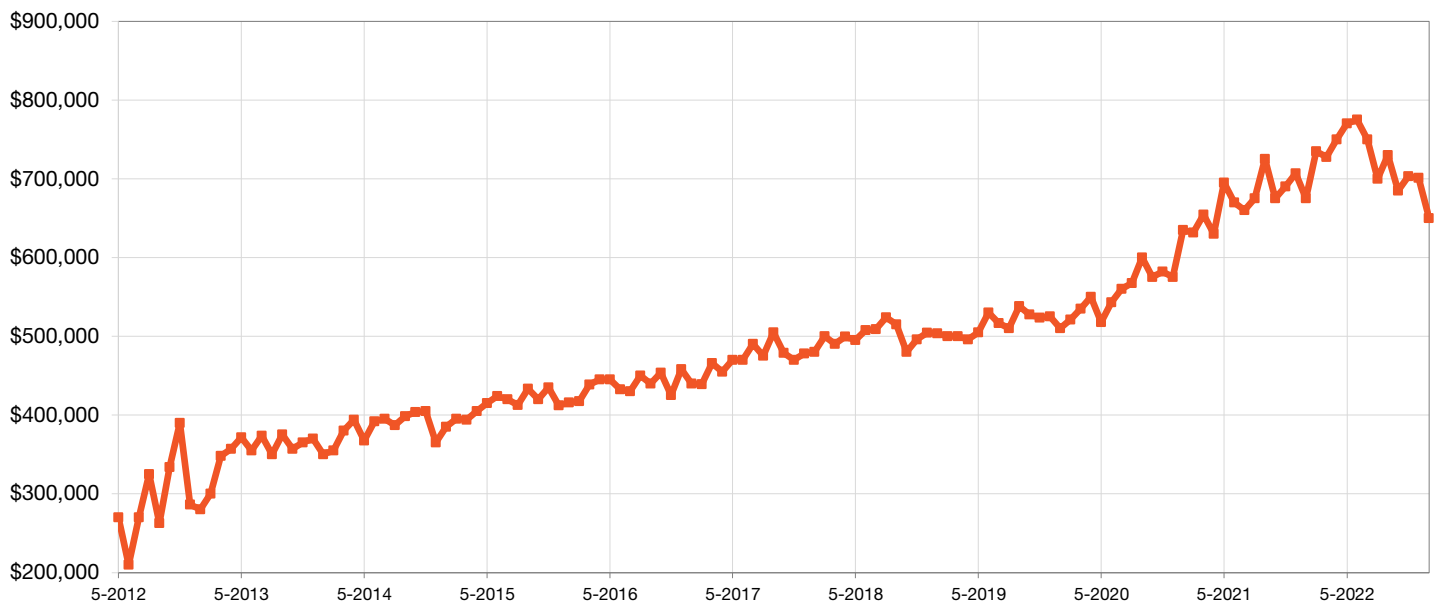
South San Diego County

Key Metrics	Jan-23	1-Yr Chg
Median Sales Price	\$650,000	- 3.7%
Average Sales Price	\$703,309	- 4.1%
Pct. of Orig. Price Rec'd.	97.9%	- 5.3%
Homes for Sale	166	- 24.2%
Closed Sales	113	- 42.6%
Months Supply	0.9	+ 12.5%
Days on Market	34	+ 112.5%

Market Activity



Historical Median Sales Price for South San Diego County



Marketwatch Report

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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	
	Jan-23	1-Yr Chg	Jan-23	1-Yr Chg	Jan-23	1-Yr Chg	Jan-23	1-Yr Chg
91902 - Bonita	\$940,000	↓ - 21.8%	99.1%	↓ - 0.8%	33	↑ + 28.5%	5	↓ - 37.5%
91910 - Chula Vista	\$765,156	↑ + 5.5%	98.2%	↓ - 4.9%	24	↑ + 51.8%	18	↓ - 53.8%
91911 - Chula Vista	\$670,000	↑ + 2.3%	98.7%	↓ - 5.8%	33	↑ + 188.0%	14	↓ - 53.3%
91913 - Chula Vista	\$700,000	↑ + 0.7%	97.1%	↓ - 5.7%	40	↑ + 127.8%	29	↓ - 34.1%
91914 - Chula Vista	\$637,000	↓ - 0.5%	99.6%	↓ - 2.4%	28	↑ + 169.3%	5	↓ - 54.5%
91915 - Chula Vista	\$660,000	↓ - 5.7%	97.3%	↓ - 6.9%	38	↑ + 218.1%	18	↓ - 40.0%
91932 - Imperial Beach	\$650,000	↓ - 11.7%	98.5%	↓ - 3.4%	16	↓ - 32.4%	9	↓ - 25.0%
91950 - National City	\$625,000	↑ + 9.6%	97.0%	↓ - 7.4%	38	↑ + 93.2%	11	↓ - 47.6%
92154 - Otay Mesa	\$608,750	↓ - 5.8%	98.0%	↓ - 4.9%	36	↑ + 328.0%	28	↓ - 33.3%
92173 - San Ysidro	\$400,000	↓ - 29.2%	98.9%	↑ + 5.4%	54	↑ + 54.3%	4	↑ + 100.0%