

North San Diego County
HomeDex™

Full County
January 2012 REPORT
December 2011 Statistics



North San Diego County
Association of REALTORS®

HomeDex is an exclusive NSDCAR member benefit

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HomeDex™ is prepared for the North San Diego County Association of REALTORS® by Robert Brown, Ph.D., California State University, San Marcos. Questions may be directed to Dr. Brown at rbrown@csusm.edu; phone # (760)750-4196 or to NSDCAR Communications Director, Lynn Sullivan, at Communications@nsdcar.com; phone # (760) 734-3971.

Data source: Sandicor, Inc.

Statistics obtained from MLS data.

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HomeDex™ Key Points

December 2011 Data

1. The median price for all North County home sales – attached and detached – rose from \$350,000 in November 2011 to 357,250 in December 2011.
 - a. Detached homes in North County increased 3.48 percent to \$413,938 in December 2011 from \$400,000 in November 2011, countering last month's fall.
 - i. Detached home prices OUTSIDE North County fell nearly three percent from \$334,750 in November 2011 to \$325,000 in December 2011. Year-over median price decreased 6.34 percent from \$347,000 in December 2010.
 - iii. The countywide median SFD price increased slightly by 1.41 percent to \$354,950 in December 2011 from \$350,000 in November 2011, countering eight months of price decreases.
 - b. Attached home prices in North County fell 6.61 percent from \$245,750 in November 2011 to 229,500 in December 2011.
 - i. Non-North County attached home prices rose 3.5 percent from \$189,900 in November 2011 compared to \$196,500 in December 2011.
 - c. The number of North San Diego SFD listings (active and contingent) decreased 8.4 percent from November 2011 to December 2011.

The number of sold North San Diego County SFD units jumped 19.82 percent in December 2011 compared to November 2011, and increased 11 percent year-over compared to December 2010. Year-over sales have increased in all but three months of this year, and increased by double-digits in the last two months.

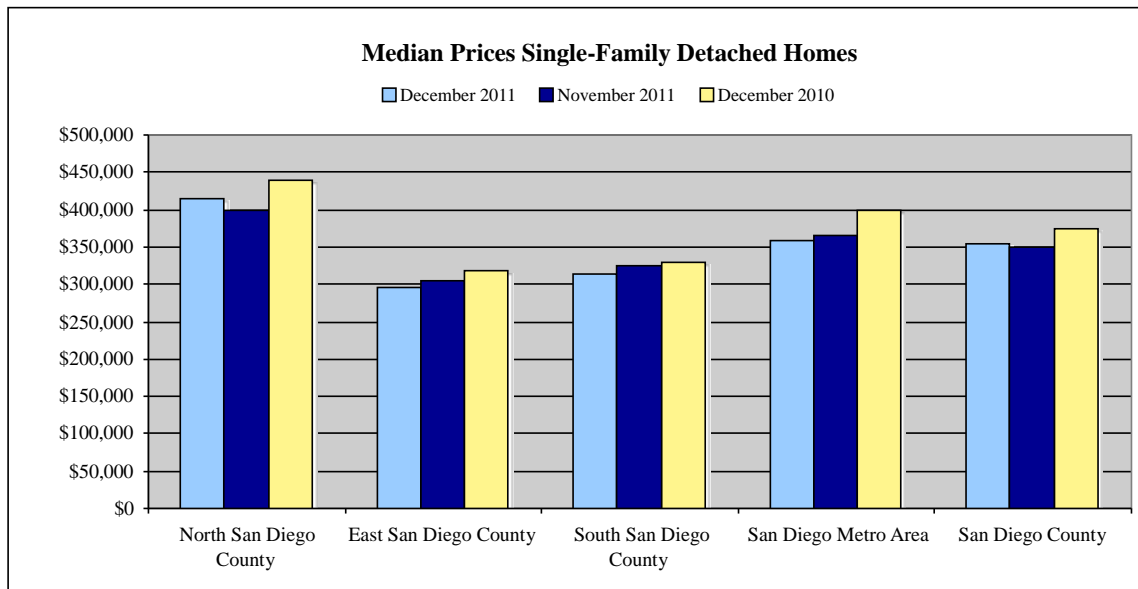
 - i. Median days-on-market for single-family detached homes sold in North County declined from 65 days in November 2011 to 64 days in December 2011.
 - d. The HomeDex affordability percentage for all homes in North San Diego County – attached and detached – decreased from 44 percent in November 2011 to 41 percent in December 2011.

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San Diego County HomeDex™ December 2011 Summary Report Single-Family Detached Homes

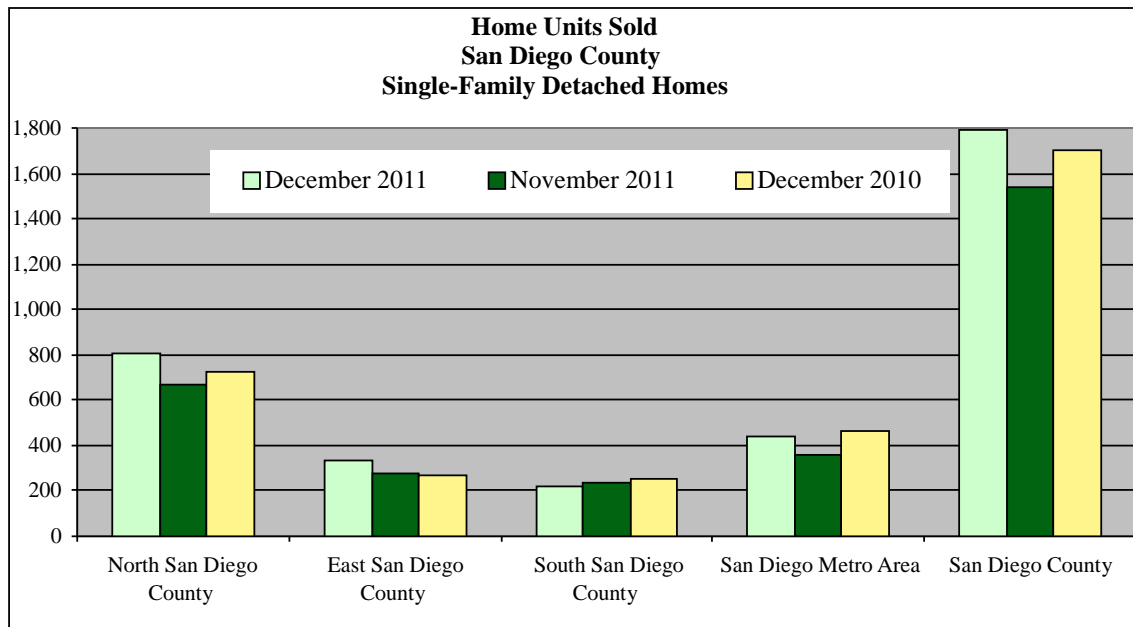
Single-Family Detached Home Prices by Region of San Diego County

- The median-priced single-family detached (SFD) home in San Diego County increased 1.41 percent to \$354,950 in December 2011 from \$350,000 in November 2011, the first monthly increase in six months. Year-over SFD median price decreased 5.35 percent from December 2010, continuing an 11-month trend of year-over price declines.¹
- North San Diego County SFD median price rose 3.5 percent from \$400,000 in November 2011 to \$413,938 in December 2011, and decreased 5.57 percent year-over from December 2010. The East San Diego County median SFD home price decreased 2.95 percent from \$305,000 in November 2011 to \$296,000 in December 2011, and decreased 7.06 percent year-over from December 2010. South San Diego County median SFD price fell 3.08 percent from \$325,000 in November 2011 to \$315,000 in December 2011. San Diego Metro median SFD price decreased 1.78 percent to \$358,500 in December 2011 from \$365,000 in November 2011, and dropped 10.35 percent year-over from December 2010.



San Diego County HomeDex™ December 2011 Summary Report Single-Family Detached Homes

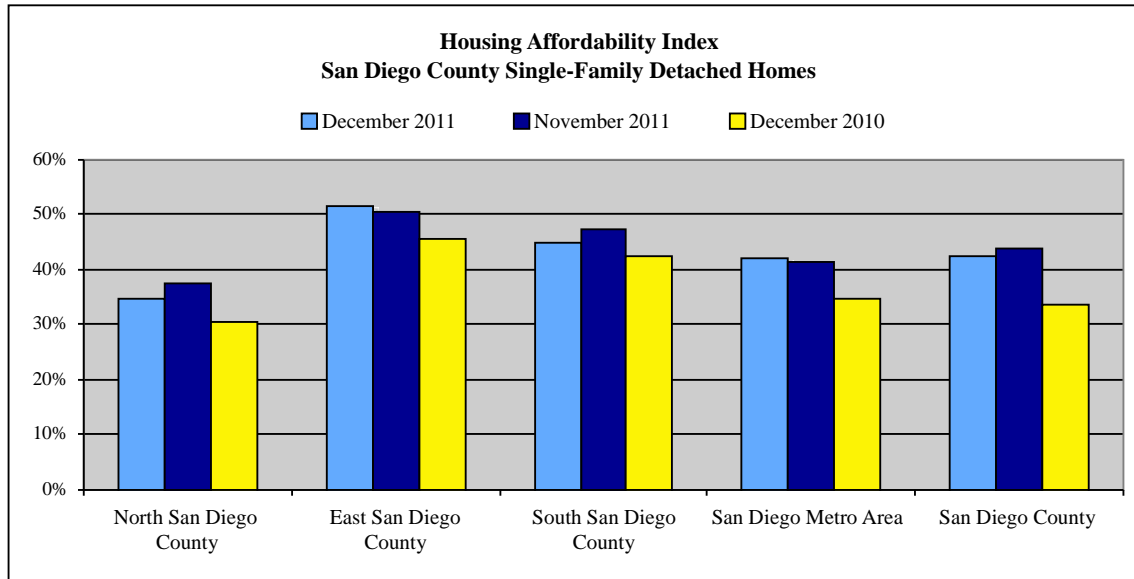
- The number of SFD homes sold in San Diego County jumped 16.66 percent from November 2011 to December 2011, following a 4.13 percent increase last month. Year-over sold SFD units increased 5.16 percent.
- North San Diego County sold SFD units increased 19.82 percent from November 2011 to December 2011, and increased 11 percent from December 2010. East San Diego County sold SFD units increased 20.88 percent in December 2011 from November 2011, and jumped 24.53 percent year-over from December 2010. South San Diego County SFD units slipped 8.05 percent in December 2011 from November 2011, and fell 14.9 percent year-over from December 2010. San Diego Metro sold units increased 23.81 percent from November 2011 to December 2011, but fell 4.12 percent year-over from December 2010.



San Diego County HomeDex™ December 2011 Summary Report Single-Family Detached Homes

Housing Affordability in San Diego County – Single-Family Detached Homes

- The percent of San Diego County households able to afford the county’s median-priced SFD home was 43 percent in December 2011, down from 44 percent in November 2011, according to the HomeDex™ affordability index.²
- The North San Diego County affordability percentage fell to 35 percent of county households able to afford the median-priced SFD home in December 2011 from 37 percent in November 2011. East County had 52 percent of county households able to afford the median-priced home in December 2011, up from 51 percent in November 2011. South San Diego County reported an affordability percentage of 45 percent in December 2011, down from 51 percent in November 2011. South San Diego County reported an affordability percentage of 45 percent in December 2011, down from 48 percent in November 2011, and San Diego Metro reported 42 percent in December 2011, up from 41 percent in November 2011.



San Diego County HomeDex™
December 2011 Summary Report
Single-Family Detached Homes

	<i>Median Prices</i>			<i>Percent of Households Affording Median-Priced Home</i>	
	December 2011	December 2010	Percent change	December 2011	December 2010
North County	\$413,938	\$438,357	-5.57%	35%	30%
East County	\$296,000	\$318,500	-7.06%	52%	46%
South County	\$315,000	\$330,000	-4.55%	45%	42%
Metro Area	\$358,500	\$399,900	-10.35%	42%	35%
All of San Diego County	\$354,950	\$375,000	-5.35%	43%	34%

San Diego County Housing Characteristics				
Single-Family Detached Homes – December 2011				
	North County	East County	Metro Area	South County
Median Price	\$413,938	\$296,000	\$358,500	\$315,000
Average Price	\$520,871	\$315,326	\$529,575	\$328,499
Median Price per Square Foot	\$203	\$177	\$246	\$168
Lowest-Priced Home Sold	\$85,000	\$80,000	\$99,500	\$135,000
Highest-Priced Home Sold	\$4,050,000	\$1,300,000	\$14,097,000	\$650,000
Number Units Sold	804	330	442	217
Total Sales	\$418,780,283	\$104,057,547	\$234,072,323	\$71,284,387
Median Days on Market	64	57	56	68
Median Square Feet	2,071	1,616	1,452	1,811
Median Number of Bedrooms	4	3	3	4
Median Number of Baths	3	2	2	3
Median Lot Size (square feet)	10,000	9,110	6,300	6,400
Median Age of Homes Sold	23	44	51	22

Prepared for the North San Diego County Association of REALTORS® by Robert Brown, Ph.D.
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rbrown@csusm.edu; 760-750-4196 or Lynn Sullivan, NSDCAR Communications Director: lynn@nsdcar.com or
 760-734-3976. Data source: Sandicor, Inc. Comparisons are not based on identical samples of homes sold and do not imply statistical significance.

San Diego County HomeDex™
December 2011 Summary Report
Single-Family Detached Homes

North San Diego County Zip Codes	Dec. 2011 Affordability	Dec. 2010 Affordability	Dec. 2011 Median Price	% Price Chg. From Dec. 2010	Dec. 2011 Sold Listings	Median Days on Market Dec. 2011	Med. Days on Market % Chg. from Nov. 2011
92003 - BONSALL	8%	37%	\$650,000	71%	1	108	26%
92007 - CARDIFF	9%	3%	\$625,000	-55%	9	76	-36%
92008 - CARLSBAD	16%	16%	\$517,500	-19%	10	82	-15%
92009 - CARLSBAD	19%	15%	\$634,750	-3%	30	65	-15%
92010 - CARLSBAD	13%	21%	\$490,000	-13%	13	71	8%
92011 - CARLSBAD	16%	11%	\$646,500	-10%	16	50	-23%
92014 - DEL MAR	8%	5%	\$968,000	-14%	11	101	-1%
92024 - ENCINITAS	3%	12%	\$880,000	26%	30	39	-42%
92025 - ESCONDIDO	1%	56%	\$321,000	27%	32	65	5%
92026 - ESCONDIDO	53%	44%	\$284,350	-13%	37	76	27%
92027 - ESCONDIDO	56%	53%	\$265,000	-3%	35	42	-5%
92028 - FALLBROOK	51%	44%	\$297,000	-9%	45	77	-6%
92029 - ESCONDIDO	32%	26%	\$440,000	-9%	19	102	10%
92054 - OCEANSIDE	35%	26%	\$414,000	-13%	22	30	-57%
92056 - OCEANSIDE	42%	40%	\$350,000	-1%	35	71	45%
92057 - OCEANSIDE	49%	41%	\$309,450	-12%	52	69	-10%
92058 - OCEANSIDE	52%	-	\$287,450	-	6	44	-
92059 - PALA	-	-	-	-	0	-	-
92061 - PAUMA VALLEY	31%	26%	\$450,000	-6%	33	56	-7%
92064 - POWAY	55%	51%	\$272,500	-4%	44	81	-13%
92065 - RAMONA	3%	2%	\$1,800,000	-7%	11	108	74%
92067 - RANCHO SANTA FE	-	-	-	-	0	-	-
92068 - SAN LUIS REY	44%	39%	\$337,000	-6%	39	57	16%
92069 - SAN MARCOS	4%	10%	\$1,250,000	60%	7	56	-38%
92075 - SOLANA BEACH	33%	24%	\$430,000	-15%	47	70	-8%
92078 - SAN MARCOS	45%	39%	\$333,450	-7%	18	56	-21%
92081 - VISTA	38%	43%	\$385,000	16%	15	58	-47%
92082 - VALLEY CENTER	55%	51%	\$270,000	-6%	14	71	109%
92083 - VISTA	50%	45%	\$303,500	-5%	37	39	-24%
92084 - VISTA	3%	0%	\$1,618,750	-33%	2	343	32%
92091 - RANCHO SANTA FE	15%	10%	\$665,950	-12%	46	69	-25%
92127 - RANCHO BERNARDO	27%	23%	\$485,000	-9%	26	51	-40%
92128 - RANCHO BERNARDO	24%	22%	\$528,800	-4%	28	75	108%
92129 - RANCHO PENASQUITOS	10%	9%	\$832,500	-2%	38	59	27%
92130 - CARMEL VALLEY	-	-	-	-	0	-	-

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Single-Family Detached Homes

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91901 - ALPINE	39%	40%	\$379,750	7%	24	61	-14%
91905 - BOULEVARD	69%	96%	\$200,000	488%	1	64	256%
91906 - CAMPO	86%	77%	\$113,000	-26%	5	25	-67%
91916 - DESCANSO	-	-	-	-	0	-	-
91917 - DULZURA	-	53%	-	-	0	-	-
91931 - GUATAY	-	-	-	-	0	-	-
91934 - JACUMBA	-	-	-	-	0	-	-
91935 - JAMUL	20%	33%	\$605,000	45%	3	18	-67%
91941 - LA MESA	38%	26%	\$390,000	-20%	35	72	4%
91942 - LA MESA	49%	42%	\$316,200	-7%	26	59	-7%
91945 - LEMON GROVE	59%	60%	\$247,500	6%	26	57	4%
91948 - MOUNT LAGUNA	-	-	-	-	0	-	-
91962 - PINE VALLEY	64%	58%	\$225,000	-6%	3	48	-48%
91963 - POTRERO	91%	-	\$85,000	-	1	173	249%
91977 - SPRING VALLEY	60%	56%	\$245,000	-4%	39	28	-35%
91978 - SPRING VALLEY	41%	37%	\$367,500	-4%	4	33	110%
91980 - TECATE	-	-	-	-	0	-	-
92004 - BORREGO SPRINGS	85%	55%	\$119,050	-55%	8	109	82%
92019 - EL CAJON	42%	33%	\$360,000	-14%	19	84	-3%
92020 - EL CAJON	50%	44%	\$308,000	-7%	30	48	85%
92021 - EL CAJON	53%	46%	\$285,000	-10%	40	49	-15%
92036 - JULIAN	53%	57%	\$285,000	14%	5	152	114%
92040 - LAKESIDE	49%	51%	\$310,000	10%	26	32	-66%
92066 - RANCHITA	-	-	-	-	0	-	-
92070 - SANTA YSABEL	-	-	-	-	0	-	-
92071 - SANTEE	48%	43%	\$320,000	-4%	35	36	-55%
92086 - WARNER SPRINGS	-	93%	-	-	0	-	-

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Single-Family Detached Homes

North San Diego County Zip Codes	Dec. 2011 Affordability	Dec. 2010 Affordability	Dec. 2011 Median Price	% Price Chg. From Dec. 2010	Dec. 2011 Sold Listings	Median Days on Market Dec. 2011	Med. Days on Market % Chg. from Nov. 2011
91902 - BONITA	31%	29%	\$450,000	1%	19	79	8%
91910 - CHULA VISTA	46%	44%	\$329,000	0%	25	51	-19%
91911 - CHULA VISTA	59%	50%	\$246,000	-16%	35	98	78%
91913 - CHULA VISTA	41%	39%	\$360,000	-1%	35	68	-17%
91914 - CHULA VISTA	30%	22%	\$455,000	-17%	15	53	-28%
91915 - CHULA VISTA	39%	41%	\$373,950	7%	26	68	-1%
91932 - IMPERIAL BEACH	59%	51%	\$247,500	-13%	8	120	262%
91950 - NATIONAL CITY	67%	62%	\$206,303	-8%	10	42	-34%
92154 - OTAY MESA	57%	53%	\$257,000	-6%	40	64	87%
92173 - SAN YSIDRO	69%	55%	\$195,500	-26%	4	59	290%

San Diego County HomeDex™
December 2011 Summary Report
Single-Family Detached Homes

North San Diego County Zip Codes	Dec. 2011 Affordability	Dec. 2010 Affordability	Dec. 2011 Median Price	% Price Chg. From Dec. 2010	Dec. 2011 Sold Listings	Median Days on Market Dec. 2011	Med. Days on Market % Chg. from Nov. 2011
92037 - LA JOLLA	4%	3%	\$1,392,000	-22%	20	109	28%
92093 - LA JOLLA	-	-	-	-	0	-	-
92101 - SAN DIEGO DOWNTOWN	-	-	-	-	0	-	-
92102 - SAN DIEGO GOLDEN HILL	76%	52%	\$237,000	-14%	18	17	-39%
92103 - MISSION HILLS-HILLCREST-MIDTOWN	22%	24%	\$580,000	13%	9	56	100%
92104 - NORTH PARK	40%	26%	\$375,000	-23%	18	36	20%
92105 - EAST SAN DIEGO	77%	67%	\$232,000	16%	11	30	-14%
92106 - POINT LOMA	10%	11%	\$866,000	21%	13	49	81%
92107 - OCEAN BEACH	17%	18%	\$645,000	6%	7	27	-68%
92108 - MISSION VALLEY	34%	29%	\$427,500	-5%	1	158	-
92109 - PACIFIC BEACH	11%	13%	\$786,000	15%	11	65	38%
92110 - OLD TOWN	25%	22%	\$528,500	-4%	9	50	39%
92111 - LINDA VISTA	44%	43%	\$348,000	5%	25	48	-2%
92113 - LOGAN HEIGHTS	85%	70%	\$170,117	-9%	13	24	-44%
92114 - ENCANTO	78%	63%	\$225,750	3%	58	62	65%
92115 - SAN DIEGO	49%	42%	\$311,000	-9%	42	63	-3%
92116 - NORMAL HEIGHTS	24%	34%	\$545,000	34%	12	22	-58%
92117 - CLAIREMONT MESA	42%	35%	\$361,000	-10%	29	77	93%
92118 - CORONADO	9%	4%	\$937,500	-23%	12	75	-38%
92119 - SAN CARLOS	40%	35%	\$372,000	-7%	9	31	-42%
92120 - DEL CERRO	29%	26%	\$478,500	-1%	17	79	3%
92121 - SORRENTO VALLEY	17%	-	\$655,500	-	3	46	109%
92122 - UNIVERSITY CITY	23%	19%	\$557,500	-5%	10	46	-56%
92123 - MISSION VALLEY	43%	40%	\$352,000	-1%	15	89	218%
92124 - TIERRASANTA	39%	25%	\$382,500	-24%	6	102	364%
92126 - MIRA MESA	43%	38%	\$351,500	-4%	35	55	-35%
92131 - SCRIPPS MIRAMAR	17%	15%	\$649,950	1%	24	61	15%
92139 - PARADISE HILLS	58%	56%	\$257,000	2%	15	49	53%

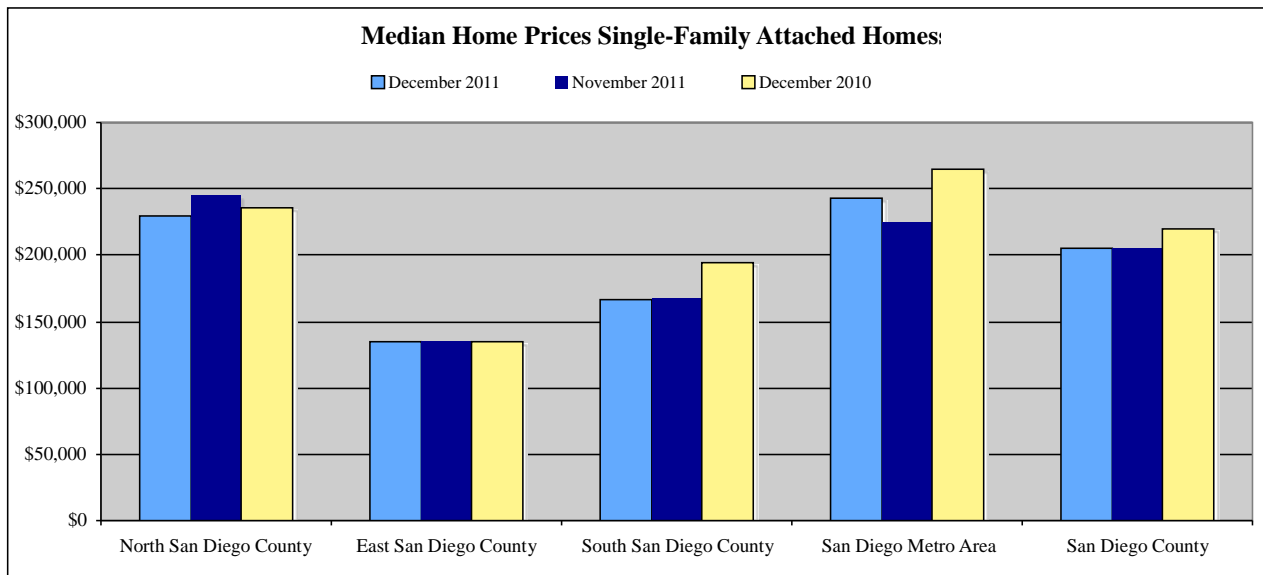
¹The median is the middle-priced home sold; half the homes sold for more than the median, half for less.

² HomeDex™ affordability percentages assume homeowners place 20 percent down and spend no more than a third of their income toward housing – an amount earned by 43 percent of county households for the median-priced home (i.e., percent of San Diego County households that can “afford” the median-priced SFD home, assuming homeowners place 20 percent down and spend no more than a third of their income on housing at the prevailing monthly interest rates.) Percentages are rounded.

San Diego County HomeDex™ December 2011 Summary Report Single-Family Attached Homes

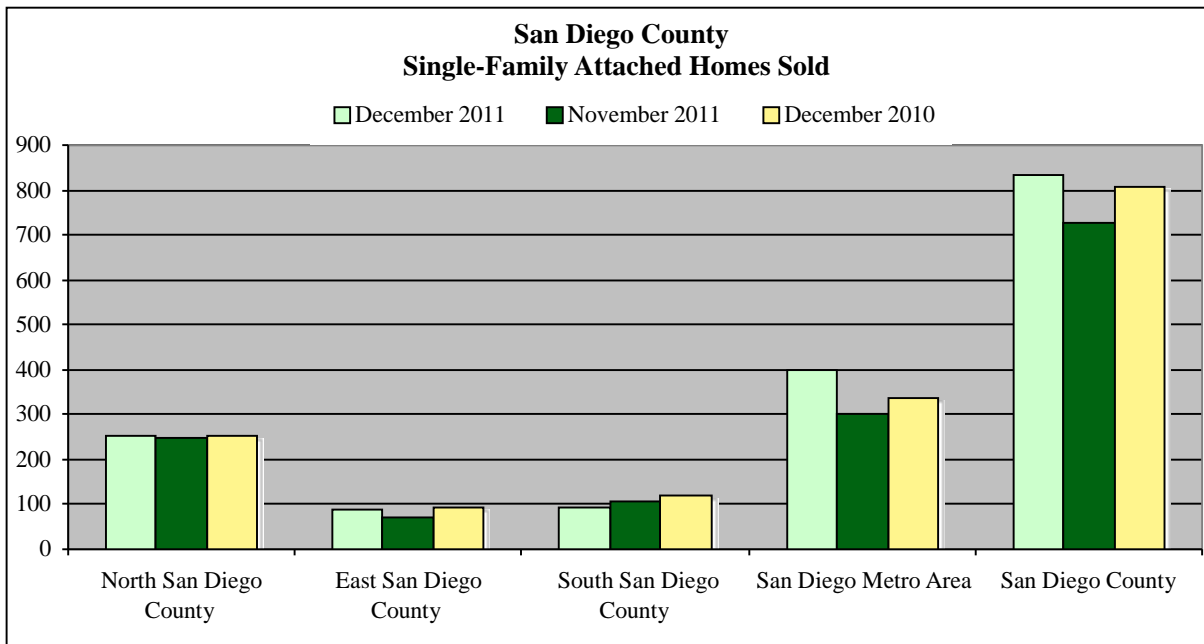
Single-Family Attached Home Prices by Region of San Diego County

- The median-priced single-family attached (SFA) home in San Diego County remained at \$205,000 in December 2011, but decreased 6.78 percent year-over from December 2010, the tenth month of year-over price decreases.¹
- The North San Diego County monthly median SFA home price decreased 6.61 percent to \$229,500 in December 2011 from \$245,750 in November 2011, and fell 2.55 percent year-over from December 2010. The SFA median price in East San Diego County increased slightly by 0.25 percent to \$135,339 in December 2011 from \$135,000 in November 2011, and was only 0.18 percent higher compared to November 2010. South County median SFA price decreased 0.9 percent to \$166,000 in December 2011 from \$167,500 in November 2011, and dropped 14.43 percent year-over. The San Diego Metro SFA median price jumped 7.78 percent to \$242,500 in December 2011 from \$225,000 in November 2011, and decreased 8.49 percent year-over from December 2010.



San Diego County HomeDex™ December 2011 Summary Report Single-Family Attached Homes

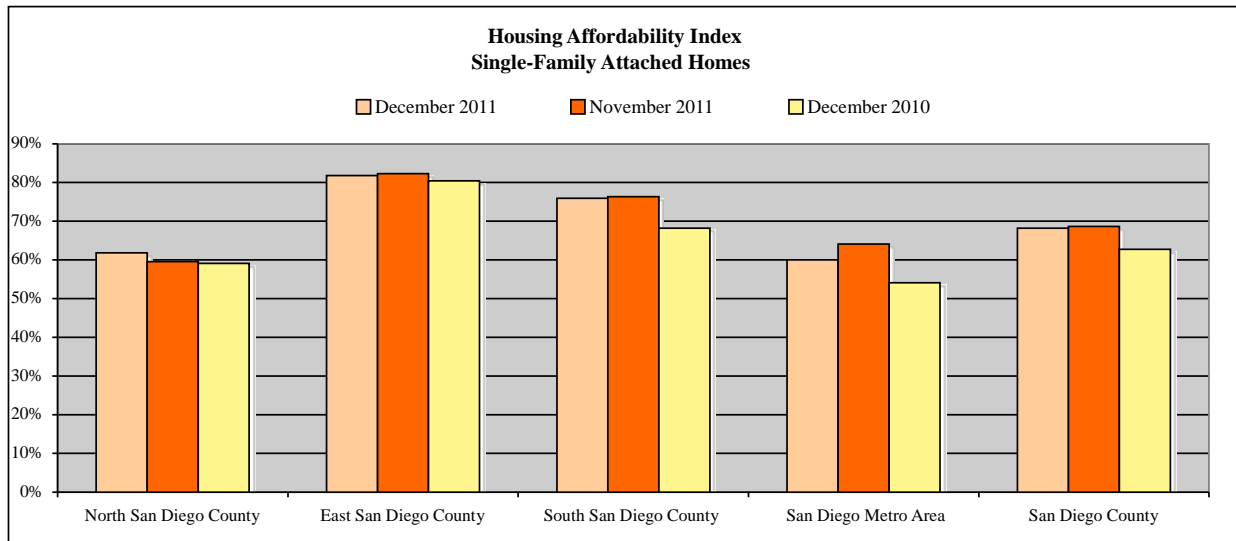
- The number of SFA homes sold increased 14.58 percent countywide in December 2011 from November 2011 and increased 3.48 percent year-over from December 2010.
- The number of North San Diego County sold SFA units increased 1.61 percent in December 2011 from November 2011 but decreased 0.79 percent year-over from December 2010. East San Diego County SFA sold listings increased 23.3 percent in December 2011 from November 2011, but fell 3.23 percent year-over from December 2010. South San Diego County sold SFA units dropped 12.26 percent from November 2011 to December 2011 and decreased 23.14 percent year-over from December 2010. San Diego Metro SFA sold units increased 32.67 percent in December 2011 from November 2011 and increased 18.1 percent year-over from December 2010.



San Diego County HomeDex™ December 2011 Summary Report Single-Family Attached Homes

Housing Affordability in San Diego County – Single-Family Attached Homes

- The percent of San Diego County households able to afford the median-priced SFA home in the county remained at 68 percent in December 2011, according to the HomeDex™ affordability index.²
- The San Diego Metro area reported a HomeDex™ affordability at 60 percent of county households able to afford the median-priced SFA home in December 2011, down from 64 percent in November 2011. South County SFA affordability remained at 76 percent in December 2011. North County affordability increased to 62 percent in December 2011 from 60 percent in November 2011, and East San Diego County affordability remained at 82 percent in December 2011.



San Diego County HomeDex™
December 2011 Summary Report
Single-Family Attached Homes

	<i>Median Prices</i>			<i>Percent of Households Affording Median-Priced Home</i>	
	December 2011	December 2010	Percent change	December 2011	December 2010
North County	\$229,500	\$235,500	-2.55%	62%	59%
East County	\$135,339	\$135,100	0.18%	82%	80%
South County	\$166,000	\$194,000	-14.43%	76%	68%
Metro Area	\$242,500	\$265,000	-8.49%	60%	54%
All of San Diego County	\$205,000	\$219,900	-6.78%	68%	63%

San Diego County Housing Characteristics				
Single-Family Attached Homes – December 2011				
	North County	East County	Metro Area	South County
Median Price	\$229,500	\$135,339	\$242,500	\$166,000
Average Price	\$252,888	\$142,766	\$311,213	\$178,218
Median Price per Square Foot	\$199	\$138	\$235	\$141
Lowest-Priced Home Sold	\$64,900	\$37,600	\$52,000	\$68,000
Highest-Priced Home Sold	\$1,288,000	\$285,000	\$2,150,000	\$759,900
Number Units Sold	252	90	398	93
Total Sales	\$63,727,715	\$12,848,942	\$123,862,739	\$16,574,250
Median Days on Market	77	44	70	97
Median Square Feet	1,155	1,023	1,041	1,209
Median Number of Bedrooms	2	2	2	2
Median Number of Baths	2	2	2	3
Median Age of Homes Sold (yrs.)	25	27	25	14

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Single-Family Attached Homes

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92007 - CARDIFF	46%	34%	\$328,000	-19%	5	147	476%
92008 - CARLSBAD	56%	40%	\$263,950	-25%	4	58	-38%
92009 - CARLSBAD	53%	49%	\$285,000	-4%	17	77	-11%
92010 - CARLSBAD	57%	39%	\$258,000	-30%	4	48	-38%
92011 - CARLSBAD	40%	31%	\$365,000	-15%	7	118	38%
92014 - DEL MAR	34%	24%	\$425,500	-18%	2	100	23%
92024 - ENCINITAS	50%	41%	\$302,000	-13%	12	72	6%
92025 - ESCONDIDO	85%	80%	\$118,000	-13%	5	136	-18%
92026 - ESCONDIDO	87%	84%	\$103,250	-12%	14	67	28%
92027 - ESCONDIDO	83%	91%	\$124,000	59%	4	41	-74%
92028 - FALLBROOK	93%	-	\$64,900	-	1	108	-
92029 - ESCONDIDO	-	-	-	-	0	-	-
92054 - OCEANSIDE	72%	7%	\$183,000	-82%	11	100	12%
92056 - OCEANSIDE	76%	66%	\$163,000	-20%	19	77	-3%
92057 - OCEANSIDE	79%	80%	\$147,000	9%	22	46	0%
92058 - OCEANSIDE	81%	-	\$136,900	-	7	69	-
92059 - PALA	86%	86%	\$108,000	2%	1	36	-84%
92061 - PAUMA VALLEY	-	-	-	-	0	-	-
92064 - POWAY	55%	75%	\$267,500	62%	3	131	54%
92065 - RAMONA	78%	81%	\$155,000	17%	4	218	96%
92067 - RANCHO SANTA FE	-	15%	-	-	0	-	-
92068 - SAN LUIS REY	-	-	-	-	0	-	-
92069 - SAN MARCOS	77%	80%	\$160,000	16%	3	12	20%
92075 - SOLANA BEACH	28%	12%	\$477,500	-32%	4	80	-13%
92078 - SAN MARCOS	59%	55%	\$247,500	-5%	20	89	-10%
92081 - VISTA	75%	57%	\$170,000	-31%	1	68	-41%
92082 - VALLEY CENTER	-	-	-	-	0	-	-
92083 - VISTA	73%	80%	\$179,495	33%	4	45	-58%
92084 - VISTA	85%	78%	\$115,000	-23%	3	102	246%
92091 - RANCHO SANTA FE	23%	15%	\$550,000	-15%	3	174	152%
92127 - RANCHO BERNARDO	63%	60%	\$225,000	-3%	12	89	-12%
92128 - RANCHO BERNARDO	62%	56%	\$228,000	-10%	33	69	6%
92129 - RANCHO PENASQUITOS	70%	63%	\$193,900	-11%	12	60	-6%
92130 - CARMEL VALLEY	45%	31%	\$333,000	-23%	21	91	72%

Prepared for the North San Diego County Association of REALTORS® by Robert Brown, Ph.D.
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 760-734-3976. Data source: Sandicor, Inc. Comparisons are not based on identical samples of homes sold and do
 not imply statistical significance.

San Diego County HomeDex™
December 2011 Summary Report
Single-Family Attached Homes

East San Diego County Zip Codes	Dec. 2011 Affordability	Dec. 2010 Affordability	Dec. 2011 Median Price	% Price Chg. From Dec. 2010	Dec. 2011 Sold Listings	Median Days on Market Dec. 2011	Med. Days on Market % Chg. from Nov. 2011
91901 - ALPINE	90%	80%	\$90,000	-34%	1	35	-73%
91905 - BOULEVARD	-	-	-	-	0	-	-
91906 - CAMPO	-	-	-	-	0	-	-
91916 - DESCANSO	-	-	-	-	0	-	-
91917 - DULZURA	-	-	-	-	0	-	-
91931 - GUATAY	-	-	-	-	0	-	-
91934 - JACUMBA	-	-	-	-	0	-	-
91935 - JAMUL	-	-	-	-	0	-	-
91941 - LA MESA	82%	77%	\$132,500	-15%	4	55	139%
91942 - LA MESA	79%	73%	\$151,000	-12%	12	67	168%
91945 - LEMON GROVE	88%	84%	\$100,000	-13%	2	153	303%
91948 - MOUNT LAGUNA	-	-	-	-	0	-	-
91962 - PINE VALLEY	-	-	-	-	0	-	-
91963 - POTRERO	-	-	-	-	0	-	-
91977 - SPRING VALLEY	81%	86%	\$138,339	31%	8	118	151%
91978 - SPRING VALLEY	79%	68%	\$149,000	-24%	1	23	-
91980 - TECATE	-	-	-	-	0	-	-
92004 - BORREGO SPRINGS	95%	-	\$47,500	-	3	106	4%
92019 - EL CAJON	79%	73%	\$150,000	-9%	9	28	-74%
92020 - EL CAJON	89%	86%	\$95,250	-4%	8	38	-14%
92021 - EL CAJON	86%	82%	\$109,000	-9%	11	33	-43%
92036 - JULIAN	-	-	-	-	0	-	-
92040 - LAKESIDE	83%	82%	\$130,000	8%	3	20	-9%
92066 - RANCHITA	-	-	-	-	0	-	-
92070 - SANTA YSABEL	-	-	-	-	0	-	-
92071 - SANTEE	76%	75%	\$167,900	7%	28	64	-13%
92086 - WARNER SPRINGS	-	-	-	-	0	-	-

San Diego County HomeDex™
December 2011 Summary Report
Single-Family Attached Homes

South San Diego County Zip Codes	Dec. 2011 Affordability	Dec. 2010 Affordability	Dec. 2011 Median Price	% Price Chg. From Dec. 2010	Dec. 2011 Sold Listings	Median Days on Market Dec. 2011	Med. Days on Market % Chg. from Nov. 2011
91902 - BONITA	72%	58%	\$185,500	-24%	4	87	312%
91910 - CHULA VISTA	83%	75%	\$125,000	-24%	15	88	56%
91911 - CHULA VISTA	79%	74%	\$149,125	-12%	14	40	-34%
91913 - CHULA VISTA	73%	62%	\$177,000	-21%	22	85	-35%
91914 - CHULA VISTA	70%	68%	\$193,500	0%	2	120	-4%
91915 - CHULA VISTA	66%	60%	\$210,000	-9%	21	140	-24%
91932 - IMPERIAL BEACH	75%	57%	\$171,750	-31%	6	87	-45%
91950 - NATIONAL CITY	-	82%	-	-	0	-	-
92154 - OTAY MESA	81%	73%	\$140,000	-19%	4	119	107%
92173 - SAN YSIDRO	88%	87%	\$100,000	2%	5	82	-18%

San Diego County HomeDex™
December 2011 Summary Report
Single-Family Attached Homes

San Diego Metro Zip Codes	Dec. 2011 Affordability	Dec. 2010 Affordability	Dec. 2011 Median Price	% Price Chg. From Dec. 2010	Dec. 2011 Sold Listings	Median Days on Market Dec. 2011	Med. Days on Market % Chg. from Nov. 2011
92037 - LA JOLLA	-	29%	\$550,000	22%	27	84	24%
92093 - LA JOLLA	-	-	-	-	0	-	-
92101 - SAN DIEGO DOWNTOWN	43%	37%	\$350,000	-9%	60	74	18%
92102 - SAN DIEGO GOLDEN HILL	70%	70%	\$195,000	5%	3	42	-58%
92103 - MISSION HILLS-HILLCREST-MIDTOWN	52%	49%	\$290,000	-2%	27	82	-26%
92104 - NORTH PARK	83%	70%	\$130,000	-31%	19	55	55%
92105 - EAST SAN DIEGO	93%	84%	\$71,200	-37%	7	77	-52%
92106 - POINT LOMA	56%	49%	\$264,750	-11%	2	45	-
92107 - OCEAN BEACH	57%	57%	\$260,000	5%	5	14	-70%
92108 - MISSION VALLEY	76%	50%	\$168,500	-42%	28	62	-41%
92109 - PACIFIC BEACH	36%	39%	\$406,000	13%	24	54	-23%
92110 - OLD TOWN	65%	58%	\$219,950	-8%	16	66	-21%
92111 - LINDA VISTA	70%	74%	\$196,500	16%	12	107	132%
92113 - LOGAN HEIGHTS	92%	87%	\$78,000	-21%	3	69	146%
92114 - ENCANTO	78%	74%	\$159,000	-5%	1	43	-
92115 - SAN DIEGO	84%	85%	\$119,950	7%	12	73	46%
92116 - NORMAL HEIGHTS	73%	74%	\$181,000	8%	20	61	-37%
92117 - CLAIREMONT MESA	69%	53%	\$200,500	-27%	8	99	119%
92118 - CORONADO	13%	11%	\$700,000	-3%	15	96	25%
92119 - SAN CARLOS	84%	75%	\$125,000	-23%	7	35	-55%
92120 - DEL CERRO	86%	67%	\$113,250	-43%	12	78	-36%
92121 - SORRENTO VALLEY	47%	-	\$326,350	-	2	89	-12%
92122 - UNIVERSITY CITY	62%	52%	\$232,450	-16%	26	53	-31%
92123 - MISSION VALLEY	47%	70%	\$322,500	73%	11	79	30%
92124 - TIERRASANTA	50%	49%	\$304,000	3%	9	97	169%
92126 - MIRA MESA	72%	65%	\$185,000	-12%	19	65	35%
92131 - SCRIPPS MIRAMAR	53%	41%	\$289,750	-17%	14	74	-31%
92139 - PARADISE HILLS	78%	76%	\$155,000	-1%	9	84	33%

¹ Median is the middle-priced home sold: Half the homes sold for more than the median, half sold for less.

²HomeDex™ assumes homeowners place 20 percent down and spend no more than a third of their income toward housing for the median-priced home – an amount earned by 68 percent of San Diego County households (i.e., the percent of San Diego County households that can “afford” the median-priced SFD home, assuming homeowners place 20 percent down and spend no more than a third of their income on housing at the prevailing monthly interest rates.) Affordability percentages are rounded.



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