



NSDCAR

North San Diego County
Association of REALTORS®

HomeDex®



Full County Report

December 2014 Report

November 2014 Statistics

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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.

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Statistics obtained from MLS data.

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HomeDex® Key Points

November 2014 Data

1. The median price for all North County home sales – attached and detached – decreased to \$485,000 in November 2014 compared to \$508,250 in October 2014.
 - a. Detached homes in North County remained constant at \$565,000 in November 2014. Year-over median price for SFD homes in North San Diego County increased 4.82 percent, compared to \$539,000 in November 2013, continuing a trend of increasing median price beginning summer 2012.
 - i. Detached home prices OUTSIDE North County decreased 0.65 percent to \$459,500 in November 2014 compared to \$462,500 reported in October 2014. Year-over non-North County median price increased 7.11 percent compared to \$429,000 in November 2013, continuing 32-months of year-over median price increases.
 - b. Attached home prices in North County decreased by 2.91 percent to \$375,000 in November 2014 compared to \$386,250 in October 2014. Year-over SFA North San Diego County median price increased 7.14 percent, compared to \$350,000 in November 2013, continuing 34 straight months of year over price increases.
 - i. Non-North County attached home prices decreased 0.64 percent to \$310,000 in November 2014 compared to \$312,000 in October 2014. Year-over non-North County SFA median price increased 10.52 percent, compared to 280,500 in November 2013.
 - c. The number of North San Diego SFD listings (active and contingent) decreased 12.59 percent in November 2014 compared to October 2014, and jumped 17.49 percent year-over compared to November 2013.

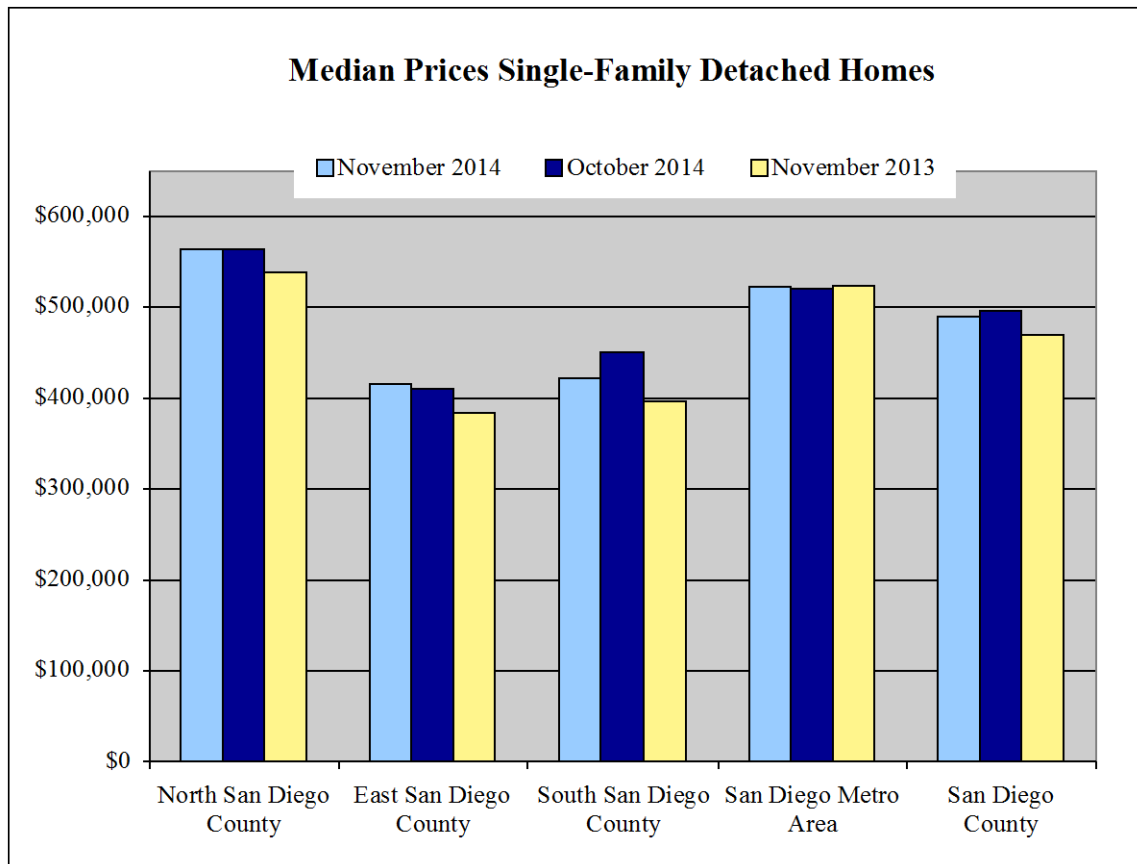
The number of sold North San Diego County SFD units dropped 27.27 percent in November 2014 compared to October 2014. Year-over sold SFD units decreased 16.48 percent compared to November 2013.

 - i. Median days-on-market for single-family detached homes sold in North County decreased to 32 days in November 2014 compared to 34 days in October 2014.
 - d. The HomeDex affordability percentage for all homes in North San Diego County – attached and detached – increased to 33 percent in November 2014 compared to 32 percent in October 2014.

San Diego County HomeDex™ November 2014 Summary Report Single-Family Detached Homes

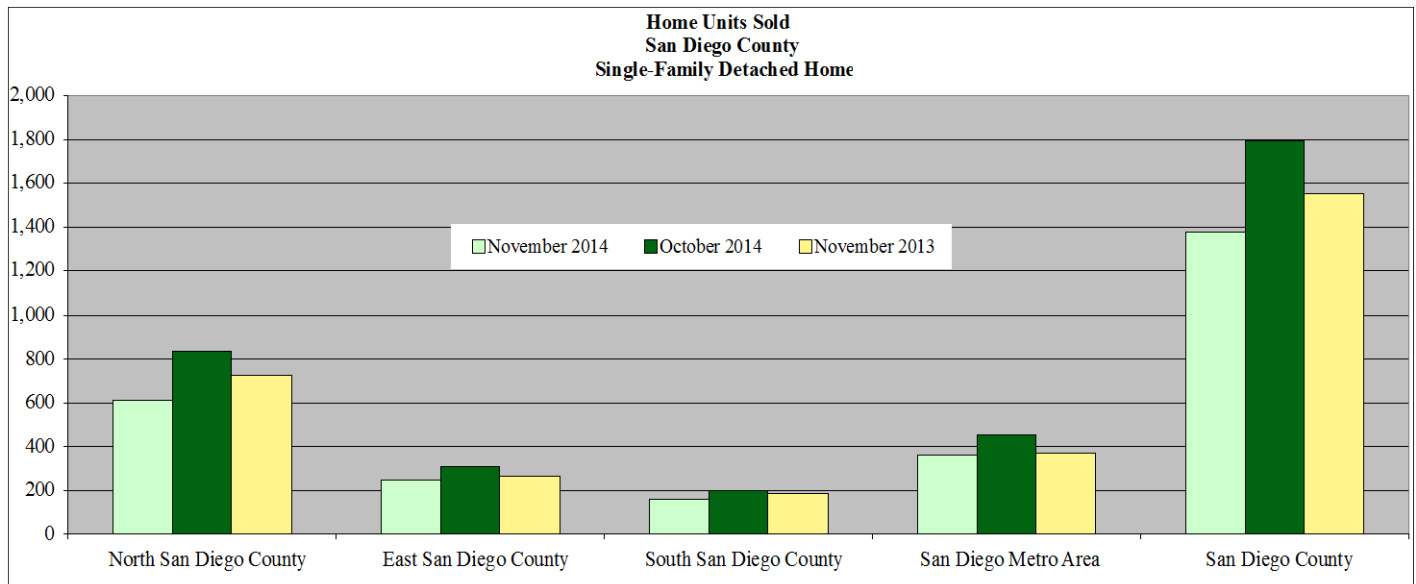
Single-Family Detached Home Prices by Region of San Diego County

- The median-priced single-family detached (SFD) home in San Diego County fell 1.11 percent, from \$496,000 in October 2014 to \$490,500 in November 2014, but increased 4.53 percent year-over from November 2013.¹
- North San Diego County SFD median price remained at \$565,000 in November 2014, but increased 4.82 percent year-over compared to November 2013. East San Diego County median SFD home price increased 1.58 percent, from \$410,500 in October 2014 to \$417,000 in November 2014, and increased 8.74 percent year-over compared to November 2013. South County median SFD price dropped six percent, from \$450,000 in October 2014 to \$423,000 in November 2014, and increased 6.55 percent year-over compared to November 2013. San Diego Metro median SFD price increased 0.43 percent, to \$522,250 in November 2014 from \$520,000 in October 2014, and fell 0.33 percent year-over compared to November 2013.



San Diego County HomeDex™ November 2014 Summary Report Single-Family Detached Homes

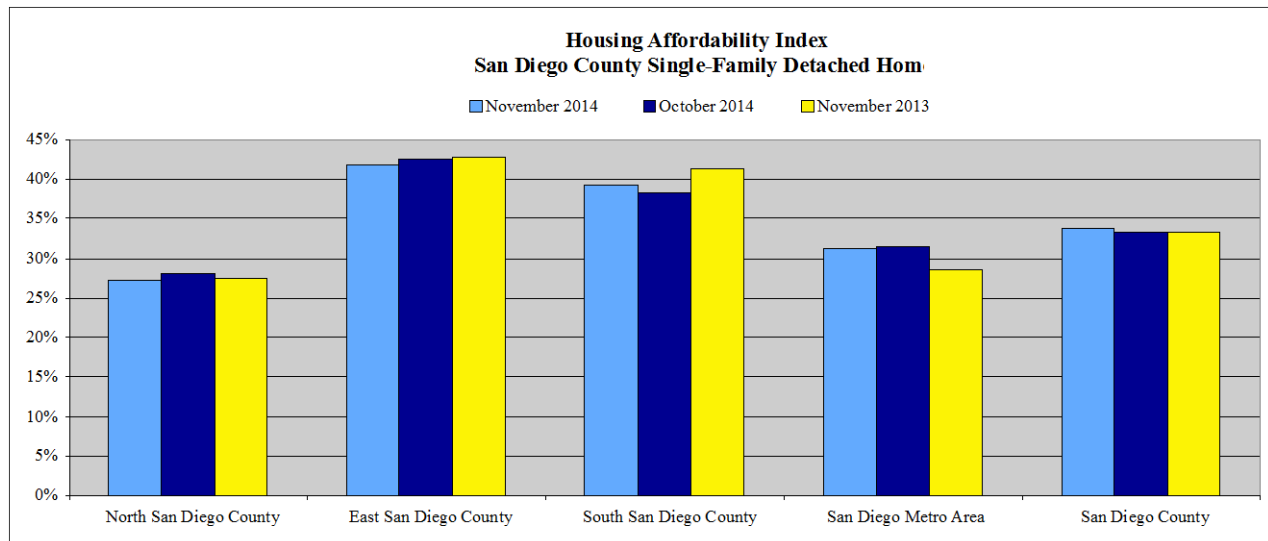
- The number of SFD homes sold in San Diego County dropped 23.18 percent from October 2014 to November 2014, and year-over sold SFD units decreased 11.03 percent compared to November 2013.
- North San Diego County sold SFD units decreased 27.27 percent from October 2014 to November 2014, and decreased 16.48 percent year-over compared to November 2013. East San Diego County sold SFD units decreased 18.63 percent in November 2014 from October 2014, and decreased 5.32 percent year-over compared to November 2013. South San Diego County SFD units decreased 20.79 percent from October 2014 to November 2014, and decreased 14.89 percent year-over from November 2013. San Diego Metro sold SFD units declined 19.73 percent from October 2014 to November 2014, and decreased 2.43 percent year-over compared to November 2013.



San Diego County HomeDex™ November 2014 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 increased from 33 percent in October 2014 to 34 percent in November, according to HomeDex™ affordability index.²
- The North San Diego County affordability percentage decreased from 28 percent in October 2014 to 27 percent in November 2014. The East County affordability level decreased to 42 percent in November 2014, from 43 percent in October 2014. South San Diego County affordability increased, from 38 percent in October 2014 to 39 percent in November 2014. San Diego Metro affordability remained at 31 percent in November 2014.



San Diego County HomeDex™
November 2014 Summary Report
Single-Family Detached Homes

	<i>Median Prices</i>			<i>Percent of Households Affording Median-Priced Home</i>	
	November 2014	November 2013	Percent change	November 2014	November 2013
North County	\$565,000	\$539,000	4.82%	27%	27%
East County	\$417,000	\$383,500	8.74%	42%	43%
South County	\$423,000	\$397,000	6.55%	39%	41%
Metro Area	\$522,250	\$524,000	-0.33%	31%	29%
All of San Diego County	\$490,500	\$469,250	4.53%	34%	33%

San Diego County Housing Characteristics Single-Family Detached Homes – November 2014				
	North County	East County	Metro Area	South County
Median Price	\$565,000	\$417,000	\$522,250	\$423,000
Average Price	\$762,210	\$445,239	\$693,983	\$463,594
Median Price per Square Foot	\$282	\$247	\$353	\$245
Lowest-Priced Home Sold	\$160,000	\$37,000	\$110,000	\$210,000
Highest-Priced Home Sold	\$16,000,000	\$1,560,000	\$6,200,000	\$1,100,000
Number Units Sold	608	249	362	160
Total Sales	\$463,423,408	\$110,864,526	\$251,221,783	\$74,174,975
Median Days on Market	32	29	20	23
Median Square Feet	2,196	1,600	1,494	1,771
Median Number of Bedrooms	4	3	3	4
Median Number of Baths	3	2	2	3
Median Lot Size (square feet)	9,100	9,700	6,811	7,050
Median Age of Homes Sold	26	43	55	29

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™
November 2014 Summary Report
Single-Family Detached Homes

North San Diego County Zip Codes	Nov. 2014 Affordability	Nov. 2013 Affordability	Nov. 2014 Median Price	% Price Chg. From Nov. 2013	Nov. 2014 Sold Listings	Median Days on Market Nov. 2014	Med. Days on Market % Chg. from Oct. 2014
92003 - BONSALL	13%	26%	\$783,124	39%	2	14	-81%
92007 - CARDIFF	5%	13%	\$1,512,500	94%	4	18	-59%
92008 - CARLSBAD	14%	13%	\$756,000	3%	16	16	-52%
92009 - CARLSBAD	14%	13%	\$770,000	2%	27	31	-18%
92010 - CARLSBAD	11%	22%	\$685,000	11%	9	24	-4%
92011 - CARLSBAD	11%	9%	\$940,000	-7%	6	27	-37%
92014 - DEL MAR	5%	6%	\$1,250,000	7%	13	16	-65%
92024 - ENCINITAS	7%	9%	\$1,140,600	15%	23	33	-22%
92025 - ESCONDIDO	39%	39%	\$438,000	6%	18	23	-56%
92026 - ESCONDIDO	38%	39%	\$440,000	6%	27	37	-3%
92027 - ESCONDIDO	46%	64%	\$375,000	6%	27	37	-29%
92028 - FALLBROOK	33%	33%	\$490,000	5%	35	39	-17%
92029 - ESCONDIDO	16%	17%	\$712,500	5%	14	42	12%
92054 - OCEANSIDE	29%	29%	\$539,950	4%	12	29	-5%
92056 - OCEANSIDE	39%	38%	\$430,000	0%	29	34	0%
92057 - OCEANSIDE	38%	39%	\$439,000	4%	32	33	2%
92058 - OCEANSIDE	40%	-	\$424,000		7	21	
92059 - PALA	-	-	-	-	0	-	-
92061 - PAUMA VALLEY	80%	-	\$199,000	-	1	16	-92%
92064 - POWAY	22%	29%	\$637,000	21%	27	36	11%
92065 - RAMONA	42%	39%	\$405,000	-2%	37	60	30%
92067 - RANCHO SANTA FE	0%	0%	\$2,600,000	-5%	11	127	32%
92068 - SAN LUIS REY	-	-	-	-	0	-	-
92069 - SAN MARCOS	34%	34%	\$483,500	5%	20	24	114%
92075 - SOLANA BEACH	10%	8%	\$950,000	-10%	7	17	89%
92078 - SAN MARCOS	22%	25%	\$629,500	9%	22	25	-7%
92081 - VISTA	35%	36%	\$470,000	7%	19	17	-32%
92082 - VALLEY CENTER	34%	31%	\$482,500	-3%	10	15	-71%
92083 - VISTA	46%	64%	\$369,000	4%	14	18	46%
92084 - VISTA	38%	40%	\$447,450	9%	22	38	29%
92091 - RANCHO SANTA FE	3%	0%	\$1,995,000	-26%	3	256	592%
92127 - RANCHO BERNARDO	12%	13%	\$868,500	18%	26	26	4%
92128 - RANCHO BERNARDO	24%	22%	\$605,000	0%	39	22	-12%
92129 - RANCHO PENASQUITOS	18%	22%	\$680,000	10%	30	49	69%
92130 - CARMEL VALLEY	6%	8%	\$1,180,000	12%	26	19	-51%

San Diego County HomeDex™
November 2014 Summary Report
Single-Family Detached Homes

East San Diego County Zip Codes	Nov. 2014 Afford-ability	Nov. 2013 Afford-ability	Nov. 2014 Median Price	% Price Chg. From Nov. 2013	Nov. 2014 Sold Listings	Median Days on Market Nov. 2014	Med. Days on Market % Chg. from Oct. 2014
91901 - ALPINE	32%	29%	\$513,500	0%	14	33	-21%
91905 - BOULEVARD	-	94%	-	-	0	-	-
91906 - CAMPO	72%	80%	\$214,000	33%	5	19	-44%
91916 - DESCANSO	-	-	-	-	0	-	-
91917 - DULZURA	51%	-	\$345,000	-	1	42	-
91931 - GUATAY	-	57%	-	-	0	-	-
91934 - JACUMBA	97%	-	\$55,000	-	1	7	-
91935 - JAMUL	14%	24%	\$790,000	35%	5	32	-42%
91941 - LA MESA	34%	28%	\$489,000	-9%	23	39	3%
91942 - LA MESA	41%	40%	\$427,500	4%	22	10	-43%
91945 - LEMON GROVE	50%	47%	\$352,000	0%	17	30	58%
91948 - MOUNT LAGUNA	-	93%	-	-	0	-	-
91962 - PINE VALLEY	48%	49%	\$364,500	7%	2	32	-34%
91963 - POTRERO	72%	-	\$215,000	-	1	41	-54%
91977 - SPRING VALLEY	45%	53%	\$390,500	26%	22	26	34%
91978 - SPRING VALLEY	45%	35%	\$389,000	-15%	7	7	-
91980 - TECATE	-	-	-	-	0	-	-
92004 - BORREGO SPRINGS	77%	54%	\$192,500	-37%	2	124	27%
92019 - EL CAJON	34%	39%	\$488,000	18%	22	49	118%
92020 - EL CAJON	37%	44%	\$456,950	23%	28	32	33%
92021 - EL CAJON	45%	45%	\$389,500	7%	18	25	-11%
92036 - JULIAN	62%	63%	\$265,000	8%	10	56	-54%
92040 - LAKESIDE	39%	37%	\$445,000	1%	20	30	43%
92066 - RANCHITA	-	-	-	-	0	-	-
92070 - SANTA YSABEL	-	-	-	-	0	-	-
92071 - SANTEE	42%	40%	\$417,000	3%	27	20	25%
92086 - WARNER SPRINGS	47%	-	\$370,000	-	2	125	-

San Diego County HomeDex™
November 2014 Summary Report
Single-Family Detached Homes

South San Diego County Zip Codes	Nov. 2014 Affordability	Nov. 2013 Affordability	Nov. 2014 Median Price	% Price Chg. From Nov. 2013	Nov. 2014 Sold Listings	Median Days on Market Nov. 2014	Med. Days on Market % Chg. from Oct. 2014
91902 - BONITA	25%	28%	\$599,000	14%	11	21	-9%
91910 - CHULA VISTA	43%	42%	\$402,500	3%	38	26	104%
91911 - CHULA VISTA	44%	45%	\$392,500	8%	22	21	141%
91913 - CHULA VISTA	34%	37%	\$485,000	11%	20	31	24%
91914 - CHULA VISTA	23%	24%	\$630,000	8%	10	21	-22%
91915 - CHULA VISTA	34%	34%	\$485,000	5%	19	26	18%
91932 - IMPERIAL BEACH	33%	43%	\$497,500	32%	4	16	55%
91950 - NATIONAL CITY	53%	55%	\$330,000	10%	7	9	-81%
92154 - OTAY MESA	44%	47%	\$392,500	12%	28	24	12%
92173 - SAN YSIDRO	50%	52%	\$350,000	9%	1	23	-72%

San Diego County HomeDex™
November 2014 Summary Report
Single-Family Detached Homes

Metro San Diego Zip Codes	Nov. 2014 Afford- ability	Nov. 2013 Afford- ability	Nov. 2014 Median Price	% Price Chg. From Nov. 2013	Nov. 2014 Sold Listings	Median Days on Market Nov. 2014	Med. Days on Market % Chg. from Oct. 2014
92037 - LA JOLLA	5%	4%	\$1,531,250	-11%	18	28	8%
92093 - LA JOLLA	-	-	-	-	0	-	-
92101 - SAN DIEGO DOWNTOWN	-	-	-	-	0	-	-
92102 - SAN DIEGO GOLDEN HILL	35%	40%	\$475,000	16%	11	17	-40%
92103 - MISSION HILLS- HILLCREST-MIDTOWN	11%	8%	\$955,000	-7%	14	33	200%
92104 - NORTH PARK	19%	34%	\$679,500	48%	16	11	-8%
92105 - EAST SAN DIEGO	54%	54%	\$320,000	5%	15	35	192%
92106 - POINT LOMA	10%	17%	\$1,000,000	47%	16	15	-50%
92107 - OCEAN BEACH	11%	12%	\$950,000	18%	7	19	-34%
92108 - MISSION VALLEY	32%	-	\$508,000	-	1	6	-63%
92109 - PACIFIC BEACH	13%	10%	\$813,000	-11%	11	51	162%
92110 - OLD TOWN	37%	24%	\$460,000	-21%	9	14	-60%
92111 - LINDA VISTA	27%	38%	\$577,500	36%	14	12	15%
92113 - LOGAN HEIGHTS	68%	66%	\$235,000	2%	7	38	17%
92114 - ENCANTO	54%	57%	\$322,500	12%	32	23	-15%
92115 - SAN DIEGO	38%	40%	\$451,000	10%	29	18	-53%
92116 - NORMAL HEIGHTS	25%	16%	\$600,000	-13%	22	19	6%
92117 - CLAIREMONT MESA	29%	31%	\$550,000	12%	29	28	47%
92118 - CORONADO	5%	4%	\$1,244,500	-21%	6	16	-67%
92119 - SAN CARLOS	35%	30%	\$482,500	-5%	16	15	-38%
92120 - DEL CERRO	31%	32%	\$522,000	8%	9	53	141%
92121 - SORRENTO VALLEY	9%	-	\$1,061,150	-	1	0	-100%
92122 - UNIVERSITY CITY	16%	15%	\$727,500	2%	8	8	-92%
92123 - MISSION VALLEY	36%	36%	\$467,500	4%	14	25	178%
92124 - TIERRASANTA	18%	24%	\$695,000	19%	5	27	-31%
92126 - MIRA MESA	35%	37%	\$475,000	9%	27	18	6%
92131 - SCRIPPS MIRAMAR	13%	13%	\$806,000	9%	12	33	48%
92139 - PARADISE HILLS	51%	50%	\$345,788	5%	13	29	263%

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 on housing (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.

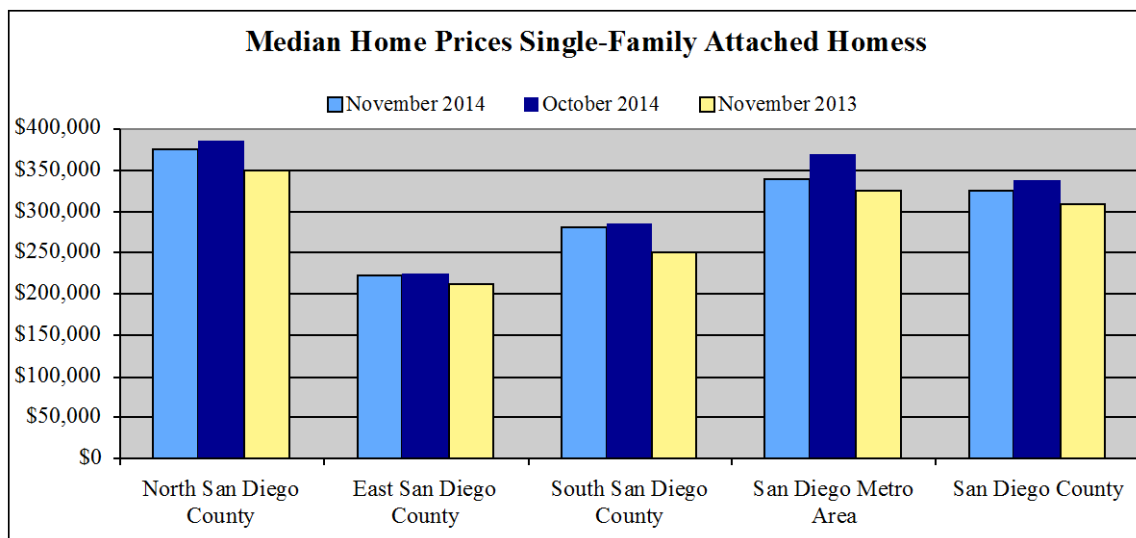
San Diego County HomeDex™

November 2014 Summary Report

Single-Family Attached Homes

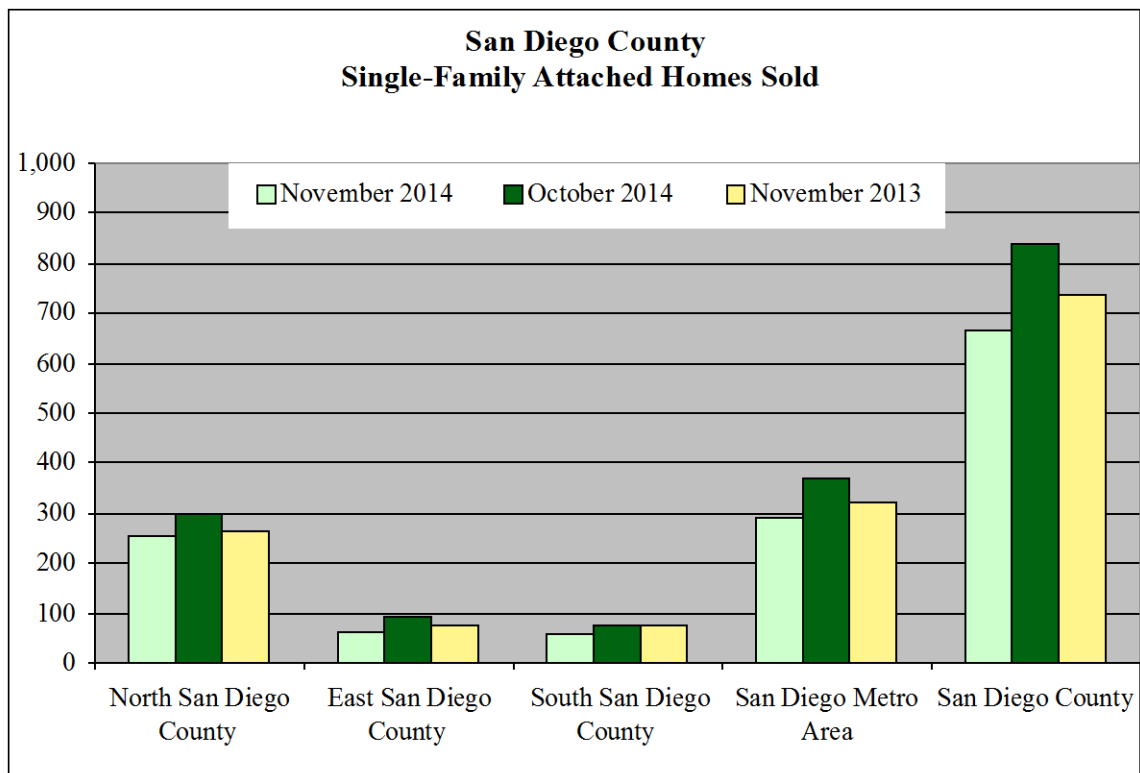
Single-Family Attached Home Prices by Region of San Diego County

- The median-priced single-family attached (SFA) home in San Diego County decreased 3.85 percent, from \$338,000 in October 2014 to \$325,000 in November 2014. The median SFA price increased 4.84 percent year-over, from \$310,000 in November 2013.¹
- The North San Diego County monthly median SFA home price decreased 2.91 percent, from \$386,250 in October 2014 to \$375,000 in November 2014, and increased 7.14 percent year-over compared to November 2013. The SFA median price in East San Diego County declined 1.11 percent, from \$224,500 in October 2014 to \$222,000 in November 2014, and increased 4.96 percent year-over compared to November 2013. South County median SFA price decreased 1.23 percent, from \$284,000 in October 2014 to \$280,500 in November 2014, and increased 12.2 percent year-over from November 2013. The San Diego Metro SFA median price decreased 8.26 percent, to \$340,000 in November 2014 from \$370,600 in October 2014, and increased 4.62 percent year-over compared to November 2013.



San Diego County HomeDex™ November 2014 Summary Report Single-Family Attached Homes

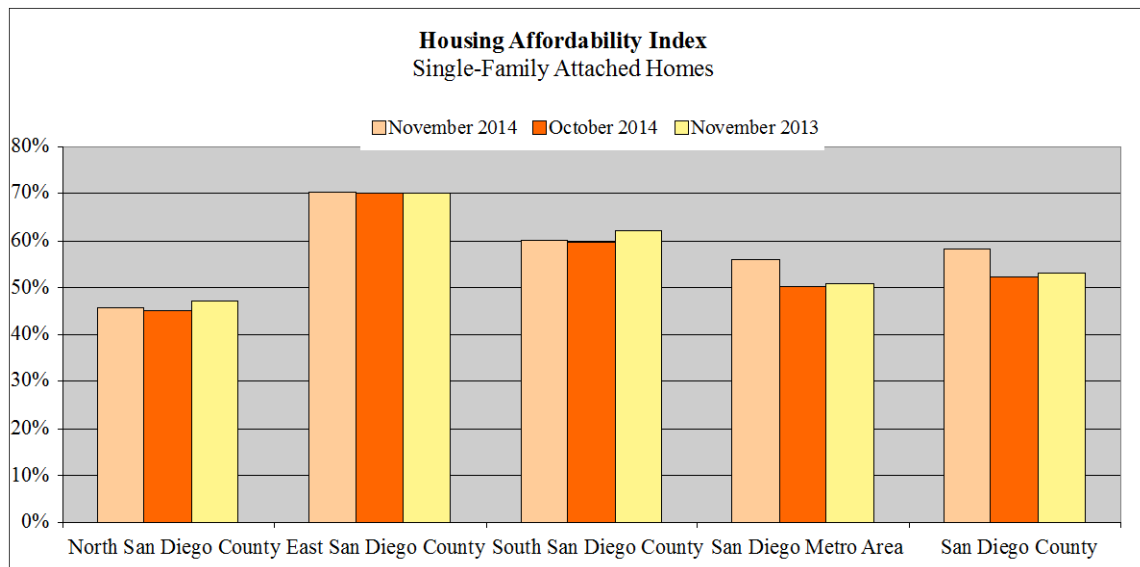
- The number of SFA homes sold countywide decreased 20.93 percent from October 2014 to November 2014, and decreased 9.52 percent year-over compared to November 2013.
- The number of North San Diego County sold SFA units dropped 14.77 percent in November 2014 from October 2014, and declined 3.05 percent year-over compared to November 2013. East San Diego County SFA sold units decreased 32.98 from October 2014 to November 2014, and decreased 17.11 percent compared to November 2013. South San Diego County sold SFA units decreased 25.64 percent from October 2014 to November 2014, and dropped 23.68 percent year-over compared to November 2013. San Diego Metro SFA sold units decreased 21.83 percent from October 2014 to November 2014, and dropped 9.66 percent year-over compared to November 2013.



San Diego County HomeDex™ November 2014 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 increased, to 58 percent in November 2014 from 52 percent in October 2014, according to the HomeDex™ affordability index.²
- North San Diego County affordability increased, to 46 percent in November 2014 from 45 percent in October 2014. East San Diego County affordability remained at 70 percent November 2014. East San Diego County affordability remained at 70 percent November 2014. South County SFA affordability remained at 60 percent in November 2014. The San Diego Metro area affordability increased to 56 percent in November 2014 from 50 percent in October 2014.



San Diego County HomeDex™
November 2014 Summary Report
Single-Family Attached Homes

	<i>Median Prices</i>			<i>Percent of Households Affording Median-Priced Home</i>	
	November 2014	November 2013	Percent change	November 2014	November 2013
North County	\$375,000	\$350,000	7.14%	46%	47%
East County	\$222,000	\$211,500	4.96%	70%	70%
South County	\$280,500	\$250,000	12.20%	60%	62%
Metro Area	\$340,000	\$325,000	4.62%	56%	51%
All of San Diego County	\$325,000	\$310,000	4.84%	58%	53%

San Diego County Housing Characteristics Single-Family Attached Homes – November 2014				
	North County	East County	Metro Area	South County
Median Price	\$375,000	\$222,000	\$340,000	\$280,500
Average Price	\$416,401	\$233,789	\$424,937	\$286,001
Median Price per Square Foot	\$292	\$227	\$340	\$224
Lowest-Priced Home Sold	\$120,000	\$80,000	\$110,000	\$119,500
Highest-Priced Home Sold	\$2,288,000	\$435,000	\$2,800,000	\$585,000
Number Units Sold	254	63	290	58
Total Sales	\$105,765,876	\$14,728,700	\$123,231,701	\$16,588,080
Median Days on Market	28	19	27	22
Median Square Feet	1,242	1,026	1,074	1,303
Median Number of Bedrooms	2	2	2	3
Median Number of Baths	2	2	2	3
Median Age of Homes Sold (yrs.)	28	33	30	15

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Single-Family Attached Homes

North San Diego County Zip Codes	Nov. 2014 Affordability	Nov. 2013 Affordability	Nov. 2014 Median Price	% Price Chg. from Nov. 2013	Nov. 2014 Sold Listings	Median Days on Market Nov. 2014	Med. Days on Market % Chg. from Oct. 2014
92003 - BONSALL	-	49%	-	-	0	-	-
92007 - CARDIFF	31%	12%	\$512,500	-35%	4	73	170%
92008 - CARLSBAD	34%	42%	\$477,000	21%	11	37	-21%
92009 - CARLSBAD	46%	42%	\$370,500	-6%	16	31	-21%
92010 - CARLSBAD	41%	46%	\$419,500	18%	8	21	-36%
92011 - CARLSBAD	44%	28%	\$390,000	-27%	5	35	119%
92014 - DEL MAR	10%	24%	\$971,000	66%	8	50	60%
92024 - ENCINITAS	34%	29%	\$482,500	-6%	11	21	91%
92025 - ESCONDIDO	77%	75%	\$185,000	-3%	5	27	-32%
92026 - ESCONDIDO	78%	60%	\$183,000	-32%	4	6	-50%
92027 - ESCONDIDO	81%	82%	\$170,000	12%	3	43	197%
92028 - FALLBROOK	61%	67%	\$268,750	19%	2	4	-97%
92029 - ESCONDIDO	46%	-	\$375,000	-	1	135	-
92054 - OCEANSIDE	44%	41%	\$385,000	-4%	13	44	-8%
92056 - OCEANSIDE	49%	62%	\$350,000	40%	21	14	-73%
92057 - OCEANSIDE	64%	73%	\$247,000	24%	17	15	-36%
92058 - OCEANSIDE	68%	81%	\$231,000	-	6	17	
92059 - PALA	68%	75%	-	-	0	-	-
92061 - PAUMA VALLEY	-	75%	-	-	0	-	-
92064 - POWAY	43%	44%	\$396,000	7%	5	16	23%
92065 - RAMONA	63%	61%	\$257,000	0%	3	85	25%
92067 - RANCHO SANTA FE	-	-	-	-	0	-	-
92068 - SAN LUIS REY	-	-	-	-	0	-	-
92069 - SAN MARCOS	63%	66%	\$255,000	11%	4	43	187%
92075 - SOLANA BEACH	13%	30%	\$819,000	62%	9	14	-22%
92078 - SAN MARCOS	44%	46%	\$385,000	7%	21	17	-8%
92081 - VISTA	68%	64%	\$228,000	-5%	5	14	-82%
92082 - VALLEY CENTER	-	-	-	-	0	-	-
92083 - VISTA	68%	75%	\$229,000	21%	3	28	180%
92084 - VISTA	54%	48%	\$315,000	-9%	4	25	53%
92091 - RANCHO SANTA FE	-	31%	-	-	0	-	-
92127 - RANCHO BERNARDO	43%	41%	\$399,500	1%	14	38	83%
92128 - RANCHO BERNARDO	51%	49%	\$335,000	0%	33	31	-39%
92129 - RANCHO PENASQUITOS	59%	49%	\$285,000	-16%	9	52	121%
92130 - CARMEL VALLEY	39%	34%	\$436,000	-5%	15	22	29%

San Diego County HomeDex™
November 2014 Summary Report
Single-Family Attached Homes

East San Diego County Zip Codes	Nov. 2014 Affordability	Nov. 2013 Affordability	Nov. 2014 Median Price	% Price Chg. from Nov. 2013	Nov. 2014 Sold Listings	Median Days on Market Nov. 2014	Med. Days on Market % Chg. from Oct. 2014
91901 - ALPINE	74%	93%	\$203,750	143%	2	13	63%
91905 - BOULEVARD	-	-	-	-	0	-	-
91906 - CAMPO	-	-	-	-	0	-	-
91916 - DESCANSO	-	-	-	-	0	-	-
91917 - DULZURA	-	-	-	-	0	-	-
91931 - GUATAY	-	-	-	-	0	-	-
91934 - JACUMBA	-	-	-	-	0	-	-
91935 - JAMUL	-	-	-	-	0	-	-
91941 - LA MESA	79%	65%	\$179,500	-24%	2	63	-
91942 - LA MESA	62%	61%	\$265,000	2%	11	12	-52%
91945 - LEMON GROVE	74%	-	\$203,000	-	2	19	171%
91948 - MOUNT LAGUNA	-	-	-	-	0	-	-
91962 - PINE VALLEY	-	-	-	-	0	-	-
91963 - POTRERO	-	-	-	-	0	-	-
91977 - SPRING VALLEY	61%	70%	\$273,500	28%	4	7	-81%
91978 - SPRING VALLEY	-	71%	-	-	0	-	-
91980 - TECATE	-	-	-	-	0	-	-
92004 - BORREGO SPRINGS	-	-	-	-	0	-	-
92019 - EL CAJON	71%	65%	\$219,000	-6%	12	19	12%
92020 - EL CAJON	81%	80%	\$172,500	5%	3	20	-50%
92021 - EL CAJON	67%	75%	\$236,000	25%	9	20	-17%
92036 - JULIAN	-	-	-	-	0	-	-
92040 - LAKESIDE	89%	84%	\$120,500	-15%	1	0	-100%
92066 - RANCHITA	-	-	-	-	0	-	-
92070 - SANTA YSABEL	-	-	-	-	0	-	-
92071 - SANTEE	64%	63%	\$252,000	2%	17	20	-32%
92086 - WARNER SPRINGS	-	-	-	-	0	-	-

San Diego County HomeDex™
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Single-Family Attached Homes

South San Diego County Zip Codes	Nov. 2014 Affordability	Nov. 2013 Affordability	Nov. 2014 Median Price	% Price Chg. from Nov. 2013	Nov. 2014 Sold Listings	Median Days on Market Nov. 2014	Med. Days on Market % Chg. from Oct. 2014
91902 - BONITA	53%	61%	\$328,000	26%	1	8	-88%
91910 - CHULA VISTA	58%	62%	\$293,500	16%	10	10	-64%
91911 - CHULA VISTA	67%	66%	\$237,500	2%	6	33	230%
91913 - CHULA VISTA	57%	64%	\$301,000	25%	13	24	92%
91914 - CHULA VISTA	61%	63%	\$273,500	11%	6	26	333%
91915 - CHULA VISTA	52%	52%	\$338,495	6%	10	24	-24%
91932 - IMPERIAL BEACH	56%	56%	\$309,900	6%	3	15	-39%
91950 - NATIONAL CITY	79%	56%	\$180,000	-38%	3	62	226%
92154 - OTAY MESA	63%	68%	\$257,500	17%	6	22	48%
92173 - SAN YSIDRO	-	75%	-	-	0	-	-

San Diego County HomeDex™
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Single-Family Attached Homes

San Diego Metro Zip Codes	Nov. 2014 Affordability	Nov. 2013 Affordability	Nov. 2014 Median Price	% Price Chg. from Nov. 2013	Nov. 2014 Sold Listings	Median Days on Market Nov. 2014	Med. Days on Market % Chg. from Oct. 2014
92037 - LA JOLLA	44%	29%	\$524,950	0%	20	43	65%
92093 - LA JOLLA	-	-	-	-	0	-	-
92101 - SAN DIEGO DOWNTOWN	46%	36%	\$478,000	7%	35	31	-10%
92102 - SAN DIEGO GOLDEN HILL	68%	74%	\$259,000	33%	5	33	-11%
92103 - MISSION HILLS-HILLCREST-MIDTOWN	55%	43%	\$479,500	27%	14	25	28%
92104 - NORTH PARK	55%	61%	\$344,500	33%	14	20	-13%
92105 - EAST SAN DIEGO	60%	63%	\$312,500	26%	4	14	-60%
92106 - POINT LOMA	40%	56%	\$599,000	107%	3	6	-73%
92107 - OCEAN BEACH	50%	35%	\$394,750	-12%	8	23	-18%
92108 - MISSION VALLEY	62%	64%	\$300,000	25%	35	27	15%
92109 - PACIFIC BEACH	45%	36%	\$495,000	12%	17	37	-5%
92110 - OLD TOWN	53%	49%	\$359,000	6%	8	43	30%
92111 - LINDA VISTA	60%	51%	\$309,000	-4%	15	27	-13%
92113 - LOGAN HEIGHTS	68%	76%	\$260,000	41%	1	23	171%
92114 - ENCANTO	62%	72%	\$297,000	47%	1	7	-
92115 - SAN DIEGO	84%	76%	\$181,000	-2%	10	19	-31%
92116 - NORMAL HEIGHTS	63%	69%	\$289,900	35%	9	32	129%
92117 - CLAIREMONT MESA	71%	57%	\$241,750	-14%	6	26	13%
92118 - CORONADO	10%	20%	\$947,500	47%	8	28	-71%
92119 - SAN CARLOS	76%	71%	\$217,000	6%	3	24	-20%
92120 - DEL CERRO	81%	61%	\$195,000	-24%	3	51	-
92121 - SORRENTO VALLEY	48%	30%	\$445,500	-13%	4	39	-
92122 - UNIVERSITY CITY	54%	52%	\$352,500	10%	18	39	40%
92123 - MISSION VALLEY	73%	62%	\$230,000	-8%	7	45	67%
92124 - TIERRASANTA	53%	35%	\$360,000	-20%	7	41	-
92126 - MIRA MESA	66%	62%	\$271,000	8%	16	22	43%
92131 - SCRIPPS MIRAMAR	46%	40%	\$475,000	16%	7	22	-8%
92139 - PARADISE HILLS	69%	69%	\$254,000	17%	12	14	8%

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 on housing 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 prevailing monthly interest rates.) Affordability percentages are rounded.



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