

Annual Report on the North San Diego County Housing Market

RESIDENTIAL REAL ESTATE ACTIVITY IN NORTH SAN DIEGO COUNTY



2021

Fervent buyer demand, driven by pandemic-induced changes to housing needs and preferences, reached extraordinary levels in 2021. The inventory of homes for sale remained low, as home seller activity did not rise proportionally to meet this demand. New construction activity, while strong, remains limited by a combination of material and labor shortages, rising material costs, and a regulatory and operational environment that makes it difficult to scale quickly.

The strong seller's market of 2020 continued and even strengthened in 2021, with inventory levels remaining low and multiple offer situations common across much of the housing market both locally and nationally. Multiple offers again drove prices significantly higher for the year.

Sales: Pending sales decreased 0.4 percent, finishing 2021 at 16,964. Closed sales were up 2.7 percent to end the year at 17,190.

Listings: Comparing 2021 to the prior year, the number of homes available for sale was lower by 59.1 percent. There were 702 active listings at the end of 2021. New listings decreased by 10.0 percent to finish the year at 18,592.

Distressed: Forbearance efforts by the government and lenders continued for much of the year, limiting distressed sales activity once again. In 2021, the percentage of closed sales that were either foreclosure or short sale increased by 14.3 percent to finish the year at 1.6 percent of the market. Foreclosure and short sale activity may increase in 2022, though the strong gains in equity seen by most homeowners in the last few years will help to limit the number of distressed sales.

Prices: Home prices were up compared to last year. The overall median sales price increased 20.3 percent to \$812,000 for the year. Single-Family Detached home prices were up 23.3 percent compared to last year, and Single-Family Attached home prices were up 17.1 percent.

List Price Received: Sellers received, on average, 102.9 percent of their original list price at sale, a year-over-year increase of 4.4 percent.

The 2021 housing market was once again strong both locally and nationally. Inventory shortages and high buyer demand continued to push home prices higher, with multiple offers on a limited number of homes the common theme in most market segments.

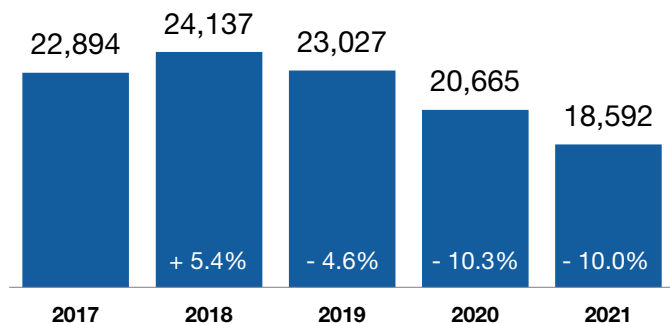
This year looks to continue the trends seen in the last 18 months, pushing home prices higher still. As mortgage rates are likely to continue to rise over the year as well, housing affordability will remain an important factor to watch.

Table of Contents

3	Quick Facts
5	Property Type Review
6	Price Range Review
7	Distressed Homes Review
8	Area Overviews
11	Area Historical Median Prices

Quick Facts

New Listings



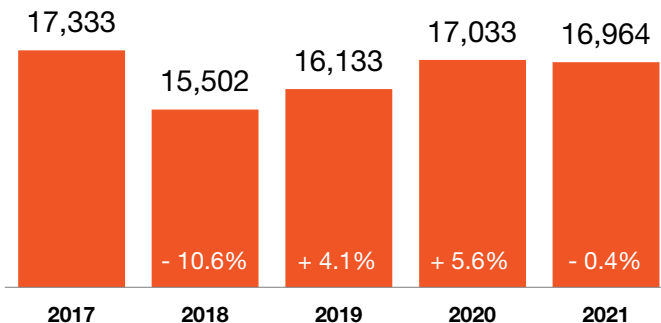
Top 5 Areas: Change in New Listings from 2020

91948 - Mount Laguna	+ 120.0%
91917 - Dulzura	+ 88.9%
92059 - Pala	+ 33.3%
91931 - Guatay	+ 28.6%
91916 - Descanso	+ 25.0%

Bottom 5 Areas: Change in New Listings from 2020

92007 - Cardiff	- 31.5%
92106 - Point Loma	- 32.3%
92011 - Carlsbad	- 32.5%
92061 - Pauma Valley	- 34.3%
91963 - Potrero	- 50.0%

Pending Sales



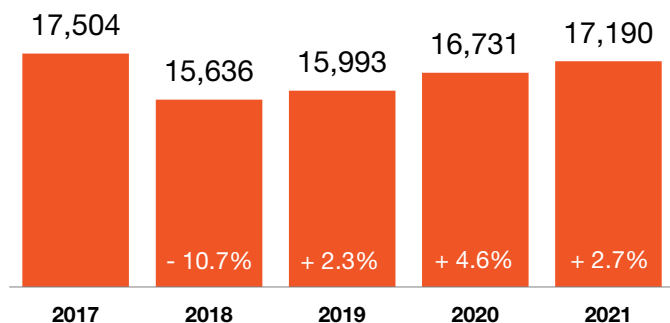
Top 5 Areas: Change in Pending Sales from 2020

91934 - Jacumba	+ 122.2%
92066 - Ranchita	+ 80.0%
91948 - Mount Laguna	+ 60.0%
92070 - Santa Ysabel	+ 60.0%
92059 - Pala	+ 57.1%

Bottom 5 Areas: Change in Pending Sales from 2020

92029 - Escondido	- 12.3%
92106 - Point Loma	- 16.5%
91935 - Jamul	- 18.0%
92011 - Carlsbad	- 24.9%
91963 - Potrero	- 46.2%

Closed Sales



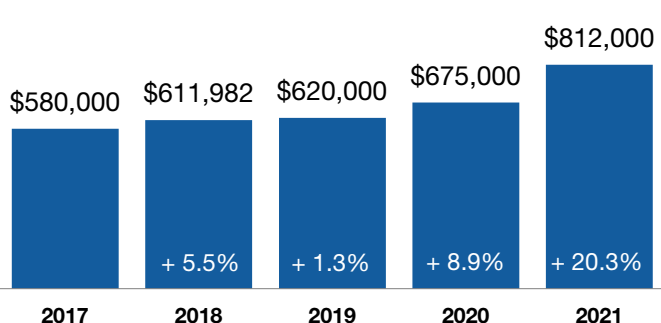
Top 5 Areas: Change in Closed Sales from 2020

92066 - Ranchita	+ 233.3%
91917 - Dulzura	+ 160.0%
91934 - Jacumba	+ 150.0%
92070 - Santa Ysabel	+ 115.4%
92059 - Pala	+ 100.0%

Bottom 5 Areas: Change in Closed Sales from 2020

91905 - Boulevard	- 14.3%
92106 - Point Loma	- 16.6%
91935 - Jamul	- 18.2%
92011 - Carlsbad	- 25.3%
91963 - Potrero	- 27.3%

Median Sales Price



Top 5 Areas: Change in Median Sales Price from 2020

91963 - Potrero	+ 102.0%
91948 - Mount Laguna	+ 50.0%
92091 - Rancho Santa Fe	+ 42.3%
92004 - Borrego Springs	+ 37.8%
92070 - Santa Ysabel	+ 33.3%

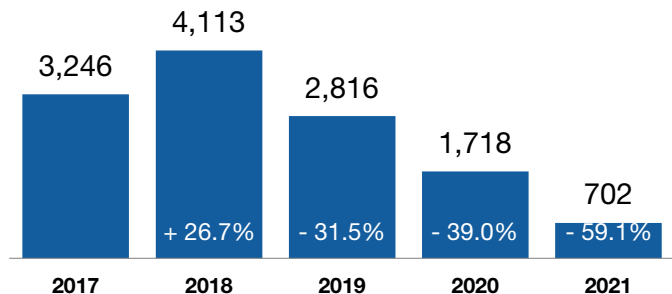
Bottom 5 Areas: Change in Median Sales Price from 2020

92066 - Ranchita	+ 6.6%
92037 - La Jolla	+ 6.5%
92122 - University City	+ 2.2%
92086 - Warner Springs	- 6.0%
91934 - Jacumba	- 6.5%

Quick Facts

Inventory of Homes for Sale

At the end of the year



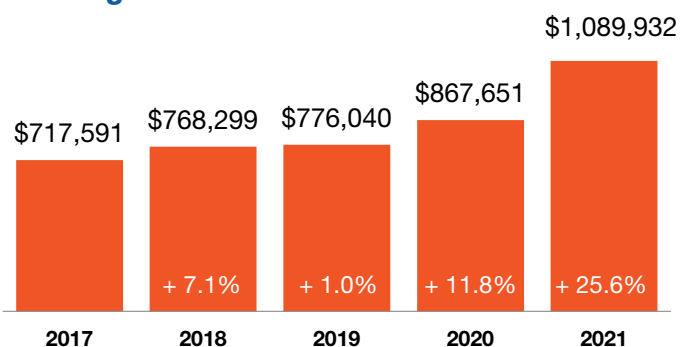
Top 5 Areas: Change in Homes for Sale from 2020

91916 - Descanso	+ 133.3%
91948 - Mount Laguna	+ 100.0%
91905 - Boulevard	+ 33.3%
91917 - Dulzura	0.0%
91962 - Pine Valley	- 14.3%

Bottom 5 Areas: Change in Homes for Sale from 2020

92110 - Old Town	- 86.5%
92124 - Tierrasanta	- 86.7%
91934 - Jacumba	- 88.9%
92091 - Rancho Santa Fe	- 89.5%
92108 - Mission Valley	- 93.4%

Average Sales Price



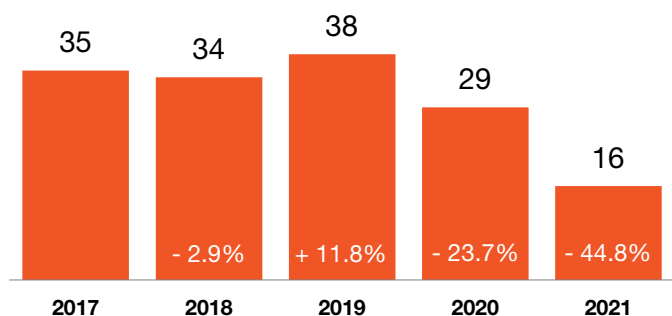
Top 5 Areas: Change in Avg. Sales Price from 2020

91931 - Guatay	+ 127.5%
91948 - Mount Laguna	+ 98.9%
91963 - Potrero	+ 56.8%
92059 - Pala	+ 43.4%
92004 - Borrego Springs	+ 41.5%

Bottom 5 Areas: Change in Avg. Sales Price from 2020

92122 - University City	+ 7.8%
92037 - La Jolla	+ 7.5%
92003 - Bonsall	+ 5.6%
91916 - Descanso	+ 4.0%
91934 - Jacumba	- 9.6%

Days on Market Until Sale



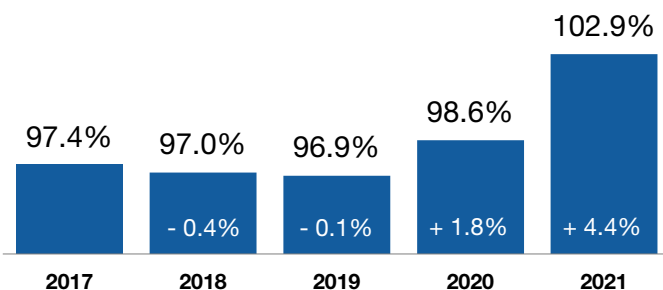
Top 5 Areas: Change in Days on Market from 2020

91917 - Dulzura	+ 375.0%
92066 - Ranchita	+ 305.9%
91962 - Pine Valley	+ 42.9%
91963 - Potrero	+ 18.6%
92173 - San Ysidro	0.0%

Bottom 5 Areas: Change in Days on Market from 2020

92058 - Oceanside	- 57.7%
92081 - Vista	- 59.3%
92029 - Escondido	- 62.9%
91931 - Guatay	- 65.9%
91948 - Mount Laguna	- 76.5%

Percent of Original List Price Received



Top 5 Areas: Change in Pct. of Orig. Price Received from 2020

91931 - Guatay	+ 15.9%
91963 - Potrero	+ 11.8%
92130 - Carmel Valley	+ 6.5%
92091 - Rancho Santa Fe	+ 6.5%
92129 - Rancho Penasquitos	+ 6.2%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2020

91962 - Pine Valley	+ 0.2%
92086 - Warner Springs	- 0.3%
91934 - Jacumba	- 0.6%
91917 - Dulzura	- 3.9%
92066 - Ranchita	- 5.1%

Property Type Review

16

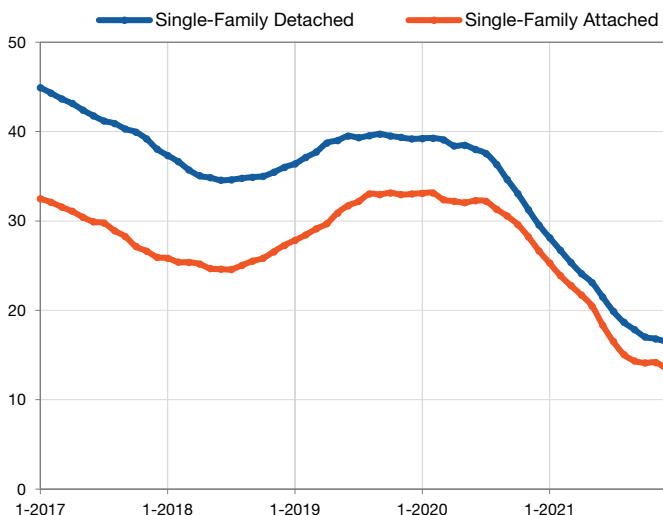
Average Days on Market
Single-Family Detached

13

Average Days on Market
Single-Family Attached

Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



Top Areas: Single-Family Attached Market Share in 2021

92101 - San Diego Downtown	96.5%
92108 - Mission Valley	94.3%
92122 - University City	70.8%
92103 - Mission Hills-Hillcrest-Midtown	64.9%
92121 - Sorrento Valley	63.3%
92110 - Old Town	63.2%
92109 - Pacific Beach	61.7%
92173 - San Ysidro	56.1%
92075 - Solana Beach	54.9%
92037 - La Jolla	50.5%
92104 - North Park	48.6%
92111 - Linda Vista	48.6%
92128 - Rancho Bernardo	47.3%
91915 - Chula Vista	46.9%
92118 - Coronado	44.9%
92058 - Oceanside	44.9%
91932 - Imperial Beach	44.3%
92139 - Paradise Hills	43.0%
92054 - Oceanside	42.5%
92131 - Scripps Miramar	42.3%
91913 - Chula Vista	41.3%
92124 - Tierrasanta	40.3%
92009 - Carlsbad	38.6%
92056 - Oceanside	38.2%
92107 - Ocean Beach	38.0%
92154 - Otay Mesa	37.5%

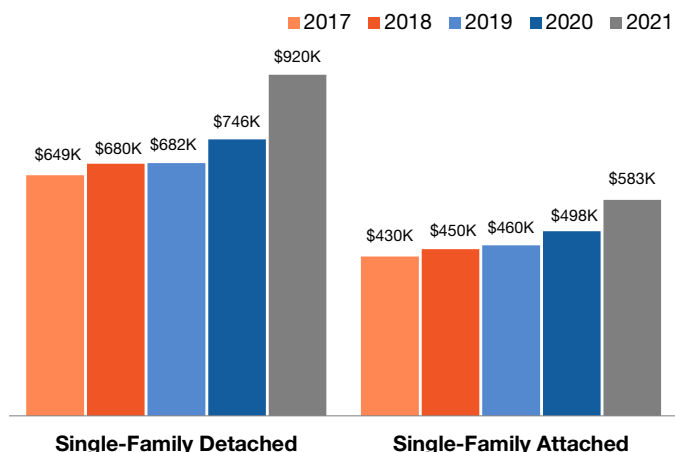
+ 23.3%

One-Year Change in Price
Single-Family Detached

+ 17.1%

One-Year Change in Price
Single-Family Attached

Median Sales Price



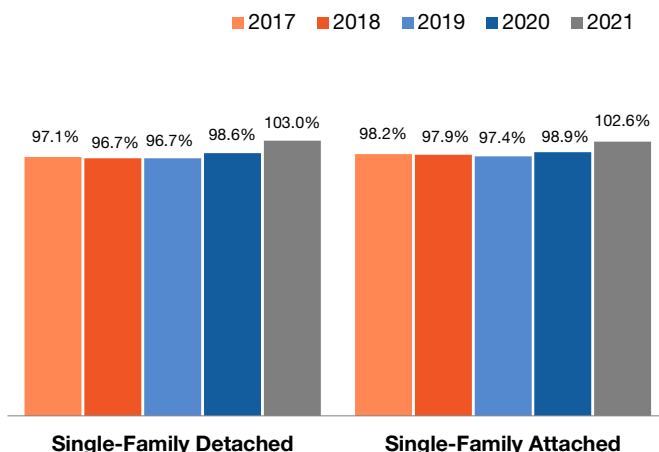
103.0%

Pct. of Orig. Price Received
Single-Family Detached

102.6%

Pct. of Orig. Price Received
Single-Family Attached

Percent of Original List Price Received



Price Range Review

\$500,001 to \$750,000

Price Range with Shortest Average Market Time

\$250,000 or Less

Price Range with Longest Average Market Time

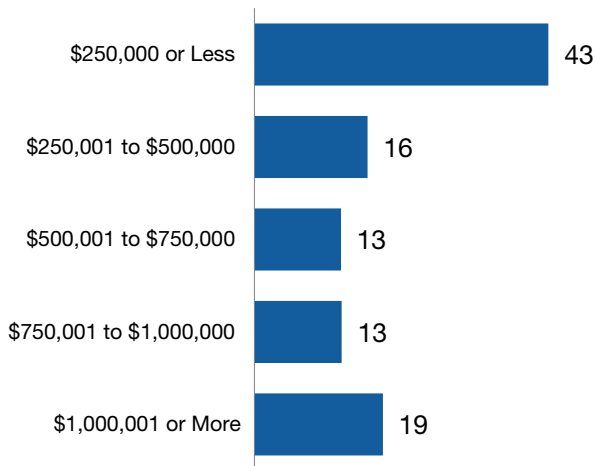
10.7%

of Homes for Sale at Year End Priced \$250,000 or Less

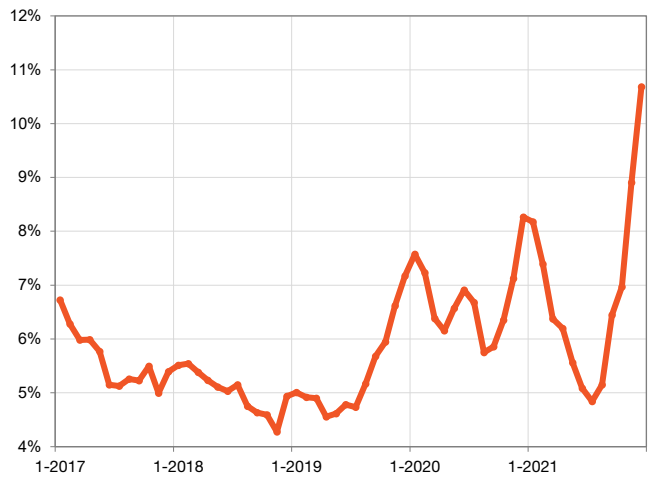
+ 29.3%

One-Year Change in Homes for Sale Priced \$250,000 or Less

Days on Market Until Sale by Price Range



Share of Homes for Sale \$250,001 to \$500,000



\$1,000,001 or More

Price Range with the Most Closed Sales

+ 56.3%

Price Range with Strongest One-Year Change in Sales: \$1,000,001 or More

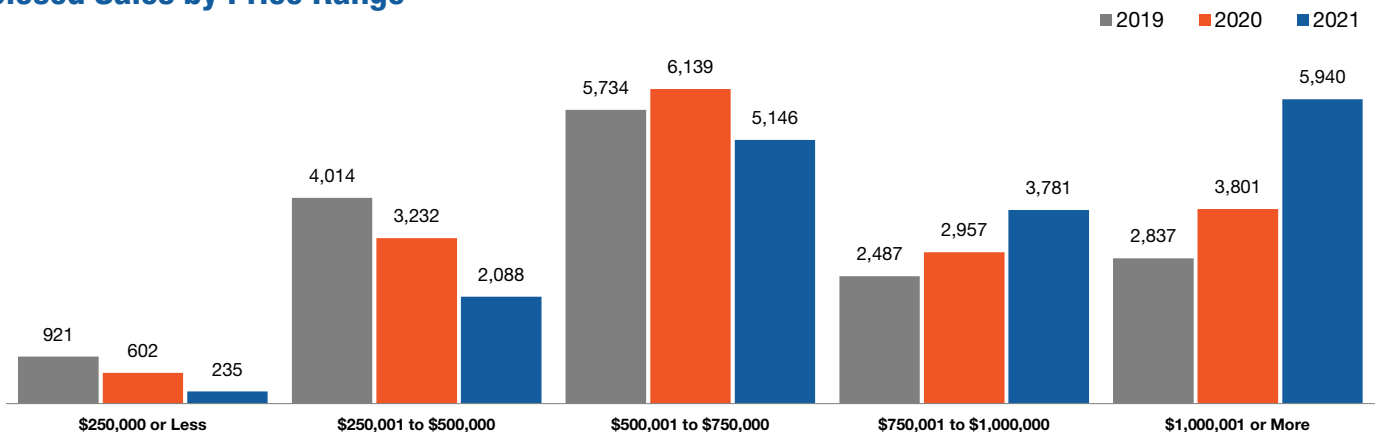
\$250,000 or Less

Price Range with the Fewest Closed Sales

- 61.0%

Price Range with Weakest One-Year Change in Sales: \$250,000 or Less

Closed Sales by Price Range



Distressed Homes Review

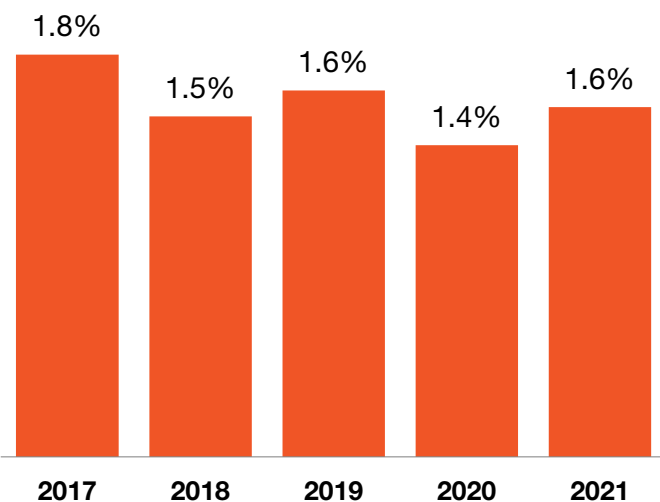
1.6%

Percent of Closed Sales in 2021 That Were Distressed

+ 14.3%

One-Year Change in Sales of Lender-Mediated

Percent of Sales That Were Distressed



Top Areas: Lender-Mediated Market Share in 2017

92054 - Oceanside	4.6%
92061 - Pauma Valley	3.3%
92139 - Paradise Hills	3.0%
92028 - Fallbrook	2.9%
92069 - San Marcos	2.9%
92154 - Otay Mesa	2.9%
92029 - Escondido	2.9%
92056 - Oceanside	2.5%
92091 - Rancho Santa Fe	2.3%
92082 - Valley Center	2.3%
92027 - Escondido	2.1%
92057 - Oceanside	2.1%
92083 - Vista	2.1%
92065 - Ramona	2.0%
92084 - Vista	2.0%
92003 - Bonsall	2.0%
92126 - Mira Mesa	1.8%
92122 - University City	1.8%
92026 - Escondido	1.8%
92008 - Carlsbad	1.6%
92024 - Encinitas	1.5%
92025 - Escondido	1.5%
92064 - Poway	1.5%
92078 - San Marcos	1.4%
92081 - Vista	1.2%
92123 - Mission Valley	1.2%

+ 31.0%

Three-Year Change in Price All Properties

+ 42.4%

Three-Year Change in Price Traditional Properties

+ 55.8%

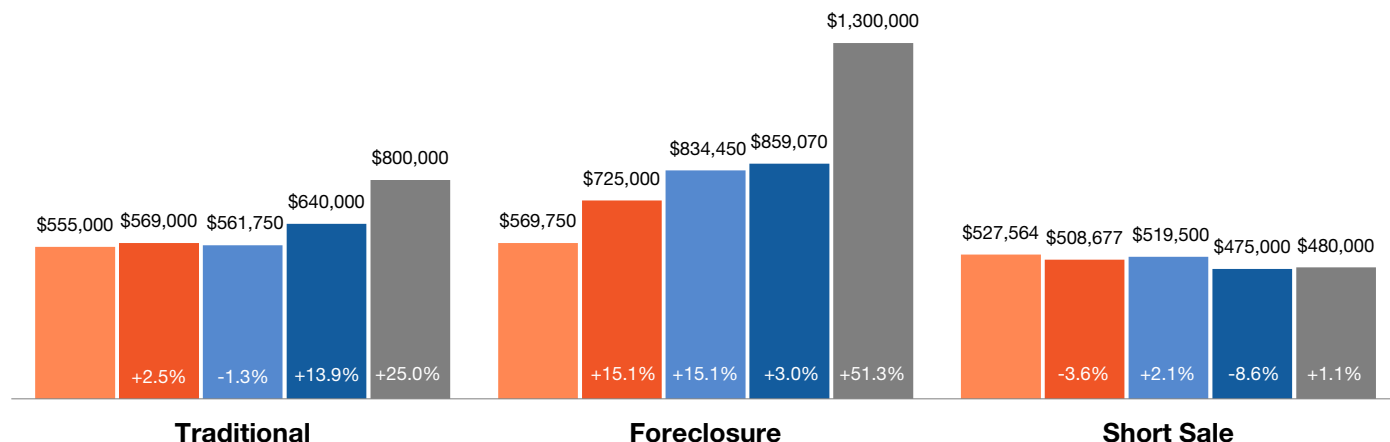
Three-Year Change in Price Foreclosure

- 7.6%

Three-Year Change in Price Short Sale

Median Sales Price

2017 2018 2019 2020 2021



Area Overviews

ZIP Code	Total Closed Sales	Change from 2020	Percent Single-Family Attached	Percent Lender-Mediated	New Listings	Days on Market	Pending Sales
91901 - Alpine	299	+ 4.2%	8.0%	2.7%	342	17	295
91902 - Bonita	215	+ 4.4%	23.3%	4.7%	239	14	210
91905 - Boulevard	24	- 14.3%	4.2%	4.2%	41	50	27
91906 - Campo	66	- 1.5%	0.0%	1.5%	83	19	69
91910 - Chula Vista	576	+ 15.2%	26.0%	1.6%	659	13	588
91911 - Chula Vista	484	- 3.8%	25.6%	2.5%	563	12	481
91913 - Chula Vista	818	+ 11.3%	41.3%	0.7%	899	10	821
91914 - Chula Vista	204	- 7.3%	22.1%	1.5%	237	12	203
91915 - Chula Vista	572	+ 17.0%	46.9%	1.4%	613	10	564
91916 - Descanso	46	+ 4.5%	0.0%	6.5%	60	32	45
91917 - Dulzura	13	+ 160.0%	0.0%	7.7%	17	95	10
91931 - Guatay	7	+ 75.0%	0.0%	0.0%	9	29	8
91932 - Imperial Beach	280	+ 24.4%	44.3%	1.4%	325	23	283
91934 - Jacumba	20	+ 150.0%	5.0%	10.0%	24	40	20
91935 - Jamul	108	- 18.2%	0.9%	0.0%	127	20	105
91941 - La Mesa	437	+ 6.1%	9.2%	1.4%	488	13	429
91942 - La Mesa	505	+ 4.6%	36.2%	2.0%	550	12	506
91945 - Lemon Grove	286	+ 18.2%	6.3%	0.7%	331	12	283
91948 - Mount Laguna	8	+ 14.3%	0.0%	12.5%	11	19	8
91950 - National City	228	+ 16.3%	23.7%	2.6%	271	16	230
91962 - Pine Valley	48	+ 33.3%	8.3%	0.0%	53	40	45
91963 - Potrero	8	- 27.3%	0.0%	0.0%	7	115	7
91977 - Spring Valley	685	+ 4.3%	19.6%	1.3%	822	12	715
91978 - Spring Valley	126	+ 11.5%	28.6%	1.6%	143	15	128
91980 - Tecate	0	--	0.0%	0.0%	0	0	0
92003 - Bonsall	130	+ 4.8%	28.5%	1.5%	145	23	124
92004 - Borrego Springs	181	+ 16.8%	19.3%	0.6%	188	52	182
92007 - Cardiff	151	- 12.2%	37.1%	0.0%	178	17	151
92008 - Carlsbad	408	+ 10.3%	35.8%	1.7%	452	21	415
92009 - Carlsbad	886	+ 2.0%	38.6%	0.8%	931	13	853
92010 - Carlsbad	281	- 2.1%	34.9%	1.1%	296	12	275
92011 - Carlsbad	343	- 25.3%	31.8%	0.9%	373	15	341
92014 - Del Mar	282	+ 13.7%	29.8%	1.1%	321	30	278

Area Overviews

ZIP Code	Total Closed Sales	Change from 2020	Percent Single-Family Attached	Percent Lender-Mediated	New Listings	Days on Market	Pending Sales
92019 - El Cajon	594	+ 1.9%	24.7%	1.5%	683	16	594
92020 - El Cajon	552	+ 7.2%	24.5%	2.0%	626	13	551
92021 - El Cajon	675	+ 6.8%	21.9%	1.8%	753	16	675
92024 - Encinitas	684	- 1.9%	28.9%	1.5%	782	17	680
92025 - Escondido	497	+ 16.1%	26.4%	1.6%	552	13	488
92026 - Escondido	817	+ 10.0%	20.2%	1.5%	861	16	811
92027 - Escondido	692	+ 13.8%	16.9%	2.0%	783	14	691
92028 - Fallbrook	992	+ 1.4%	4.5%	2.8%	1,095	21	971
92029 - Escondido	325	- 13.6%	4.0%	2.5%	350	13	322
92036 - Julian	137	+ 6.2%	0.0%	0.0%	178	30	142
92037 - La Jolla	843	+ 9.1%	50.5%	0.6%	1,027	29	828
92040 - Lakeside	606	+ 4.1%	14.5%	1.7%	673	15	596
92054 - Oceanside	510	+ 2.0%	42.5%	4.1%	578	20	496
92056 - Oceanside	896	+ 6.8%	38.2%	2.6%	935	10	885
92057 - Oceanside	984	+ 1.2%	34.8%	2.1%	1,048	13	976
92058 - Oceanside	263	+ 2.3%	44.9%	0.8%	282	11	264
92059 - Pala	12	+ 100.0%	0.0%	0.0%	12	17	11
92061 - Pauma Valley	54	+ 20.0%	25.9%	3.7%	44	41	49
92064 - Poway	634	+ 10.5%	11.4%	1.6%	709	13	642
92065 - Ramona	634	- 1.2%	8.5%	2.1%	737	17	634
92066 - Ranchita	10	+ 233.3%	0.0%	0.0%	12	69	9
92067 - Rancho Santa Fe	347	+ 23.0%	1.7%	0.3%	378	54	334
92069 - San Marcos	503	+ 11.5%	18.7%	2.8%	563	13	513
92070 - Santa Ysabel	28	+ 115.4%	0.0%	3.6%	26	57	24
92071 - Santee	970	+ 15.1%	32.8%	0.8%	1,052	11	965
92075 - Solana Beach	244	+ 23.2%	54.9%	0.8%	265	21	239
92078 - San Marcos	846	- 9.8%	28.7%	1.4%	908	12	843
92081 - Vista	413	- 8.0%	24.0%	1.2%	410	11	405
92082 - Valley Center	321	+ 11.5%	2.2%	1.2%	368	26	329
92083 - Vista	325	- 7.1%	29.2%	2.2%	350	13	324
92084 - Vista	500	- 1.0%	16.4%	2.0%	569	15	497
92086 - Warner Springs	57	+ 23.9%	1.8%	3.5%	68	53	57
92091 - Rancho Santa Fe	83	+ 12.2%	32.5%	1.2%	72	33	76

Area Overviews

ZIP Code	Total Closed Sales	Change from 2020	Percent Single-Family Attached	Percent Lender-Mediated	New Listings	Days on Market	Pending Sales
92101 - San Diego Downtown	1,358	+ 45.7%	96.5%	0.9%	1,592	29	1,358
92102 - San Diego Golden Hill	263	- 7.1%	30.8%	1.5%	317	16	263
92103 - Mission Hills-Hillcrest-Midtown	633	+ 27.1%	64.9%	0.5%	773	24	628
92104 - North Park	529	+ 11.4%	48.6%	1.5%	597	13	518
92105 - East San Diego	384	+ 11.0%	36.5%	2.6%	447	13	385
92106 - Point Loma	257	- 16.6%	28.4%	1.6%	316	23	253
92107 - Ocean Beach	279	- 6.1%	38.0%	2.2%	325	14	277
92108 - Mission Valley	510	- 2.3%	94.3%	0.6%	502	17	494
92109 - Pacific Beach	619	+ 6.4%	61.7%	0.6%	687	20	627
92110 - Old Town	372	+ 14.1%	63.2%	0.5%	404	16	369
92111 - Linda Vista	519	+ 22.7%	48.6%	1.7%	549	13	521
92113 - Logan Heights	154	- 12.0%	21.4%	5.2%	190	17	159
92114 - Encanto	487	+ 8.5%	3.9%	4.1%	604	12	507
92115 - San Diego	667	+ 15.4%	34.2%	1.8%	761	12	673
92116 - Normal Heights	420	+ 7.4%	36.4%	2.1%	455	13	405
92117 - Clairemont Mesa	614	+ 12.9%	22.1%	0.5%	698	12	618
92118 - Coronado	352	+ 1.7%	44.9%	0.6%	416	40	359
92119 - San Carlos	411	+ 15.4%	30.2%	1.7%	471	10	424
92120 - Del Cerro	498	+ 4.8%	33.7%	2.2%	536	12	491
92121 - Sorrento Valley	60	+ 15.4%	63.3%	0.0%	56	11	58
92122 - University City	487	+ 21.4%	70.8%	1.8%	519	16	478
92123 - Mission Valley	342	+ 14.4%	33.0%	1.2%	375	12	330
92124 - Tierrasanta	253	+ 4.5%	40.3%	0.8%	260	12	247
92126 - Mira Mesa	649	+ 21.1%	37.4%	1.8%	690	10	649
92127 - Rancho Bernardo	872	- 1.8%	31.2%	0.7%	904	11	852
92128 - Rancho Bernardo	1,011	+ 8.8%	47.3%	0.6%	1,050	11	986
92129 - Rancho Penasquitos	482	+ 5.7%	33.8%	0.2%	509	9	481
92130 - Carmel Valley	768	+ 5.5%	31.9%	0.5%	782	14	728
92131 - Scripps Miramar	470	- 5.1%	42.3%	0.4%	483	10	457
92139 - Paradise Hills	293	+ 14.0%	43.0%	2.7%	346	10	310
92154 - Otay Mesa	611	+ 16.4%	37.5%	2.9%	715	12	620
92173 - San Ysidro	82	+ 2.5%	56.1%	1.2%	94	18	81

Area Historical Median Prices

ZIP Code	2017	2018	2019	2020	2021	Change From 2020	Change From 2019
91901 - Alpine	\$572,500	\$620,000	\$630,000	\$665,000	\$820,000	+ 23.3%	+ 43.2%
91902 - Bonita	\$637,000	\$693,500	\$677,500	\$756,000	\$889,458	+ 17.7%	+ 39.6%
91905 - Boulevard	\$242,500	\$279,500	\$312,500	\$361,250	\$408,250	+ 13.0%	+ 68.4%
91906 - Campo	\$300,000	\$312,000	\$316,000	\$360,000	\$425,000	+ 18.1%	+ 41.7%
91910 - Chula Vista	\$474,950	\$505,000	\$525,000	\$560,000	\$695,000	+ 24.1%	+ 46.3%
91911 - Chula Vista	\$435,750	\$457,250	\$470,000	\$531,500	\$635,500	+ 19.6%	+ 45.8%
91913 - Chula Vista	\$500,000	\$526,000	\$544,500	\$575,000	\$695,000	+ 20.9%	+ 39.0%
91914 - Chula Vista	\$650,000	\$710,000	\$681,000	\$727,500	\$910,000	+ 25.1%	+ 40.0%
91915 - Chula Vista	\$478,000	\$500,000	\$507,000	\$550,000	\$667,500	+ 21.4%	+ 39.6%
91916 - Descanso	\$442,500	\$449,000	\$471,500	\$484,000	\$581,500	+ 20.1%	+ 31.4%
91917 - Dulzura	\$410,000	\$407,500	\$490,000	\$498,900	\$581,000	+ 16.5%	+ 41.7%
91931 - Guatay	\$75,000	\$0	\$395,000	\$109,500	\$140,000	+ 27.9%	+ 86.7%
91932 - Imperial Beach	\$549,950	\$580,000	\$575,000	\$640,000	\$706,250	+ 10.4%	+ 28.4%
91934 - Jacumba	\$130,000	\$178,000	\$177,500	\$222,000	\$207,500	- 6.5%	+ 59.6%
91935 - Jamul	\$620,000	\$625,000	\$669,500	\$775,000	\$845,000	+ 9.0%	+ 36.3%
91941 - La Mesa	\$610,000	\$625,000	\$649,500	\$731,500	\$841,750	+ 15.1%	+ 38.0%
91942 - La Mesa	\$460,000	\$504,000	\$510,000	\$563,000	\$670,000	+ 19.0%	+ 45.7%
91945 - Lemon Grove	\$433,900	\$456,500	\$474,000	\$529,000	\$630,000	+ 19.1%	+ 45.2%
91948 - Mount Laguna	\$110,000	\$145,000	\$140,000	\$125,000	\$187,500	+ 50.0%	+ 70.5%
91950 - National City	\$400,000	\$420,000	\$440,000	\$475,000	\$560,000	+ 17.9%	+ 40.0%
91962 - Pine Valley	\$438,250	\$451,250	\$466,000	\$485,500	\$600,000	+ 23.6%	+ 36.9%
91963 - Potrero	\$407,500	\$405,000	\$277,000	\$245,000	\$495,000	+ 102.0%	+ 21.5%
91977 - Spring Valley	\$425,000	\$455,000	\$470,000	\$520,000	\$620,000	+ 19.2%	+ 45.9%
91978 - Spring Valley	\$455,450	\$479,000	\$529,900	\$569,000	\$672,225	+ 18.1%	+ 47.6%
91980 - Tecate	\$360,000	\$0	\$500,000	\$0	\$0	--	- 100.0%
92003 - Bonsall	\$581,500	\$592,500	\$625,000	\$659,500	\$798,750	+ 21.1%	+ 37.4%
92004 - Borrego Springs	\$181,000	\$187,500	\$170,000	\$185,000	\$254,900	+ 37.8%	+ 40.8%
92007 - Cardiff	\$1,180,000	\$1,275,000	\$1,325,000	\$1,550,000	\$1,750,000	+ 12.9%	+ 48.3%
92008 - Carlsbad	\$825,000	\$880,000	\$902,000	\$990,000	\$1,300,000	+ 31.3%	+ 57.6%
92009 - Carlsbad	\$827,500	\$870,000	\$856,250	\$896,500	\$1,150,000	+ 28.3%	+ 39.0%
92010 - Carlsbad	\$668,000	\$726,500	\$709,947	\$753,770	\$845,000	+ 12.1%	+ 26.5%
92011 - Carlsbad	\$812,750	\$830,000	\$872,450	\$950,000	\$1,200,000	+ 26.3%	+ 47.6%
92014 - Del Mar	\$1,573,000	\$1,737,500	\$1,700,000	\$1,677,500	\$2,025,000	+ 20.7%	+ 28.7%

Area Historical Median Prices

ZIP Code	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
92019 - El Cajon	\$474,450	\$505,000	\$540,350	\$595,000	\$676,000	+ 13.6%	+ 42.5%
92020 - El Cajon	\$465,000	\$494,000	\$515,000	\$560,000	\$655,000	+ 17.0%	+ 40.9%
92021 - El Cajon	\$432,000	\$454,500	\$475,000	\$508,000	\$625,000	+ 23.0%	+ 44.7%
92024 - Encinitas	\$966,500	\$1,045,000	\$1,107,500	\$1,215,000	\$1,528,000	+ 25.8%	+ 58.1%
92025 - Escondido	\$480,000	\$510,500	\$513,750	\$570,000	\$710,000	+ 24.6%	+ 47.9%
92026 - Escondido	\$469,000	\$500,000	\$504,000	\$560,500	\$675,000	+ 20.4%	+ 43.9%
92027 - Escondido	\$440,000	\$464,000	\$484,250	\$530,000	\$650,000	+ 22.6%	+ 47.7%
92028 - Fallbrook	\$540,000	\$565,000	\$562,000	\$620,000	\$735,000	+ 18.5%	+ 36.1%
92029 - Escondido	\$647,816	\$639,500	\$703,043	\$742,102	\$950,000	+ 28.0%	+ 46.6%
92036 - Julian	\$347,000	\$395,000	\$375,000	\$442,500	\$492,450	+ 11.3%	+ 41.9%
92037 - La Jolla	\$1,230,000	\$1,300,000	\$1,387,500	\$1,550,000	\$1,650,000	+ 6.5%	+ 34.1%
92040 - Lakeside	\$475,000	\$485,000	\$505,000	\$553,000	\$680,000	+ 23.0%	+ 43.2%
92054 - Oceanside	\$595,000	\$625,000	\$642,000	\$676,000	\$875,000	+ 29.4%	+ 47.1%
92056 - Oceanside	\$502,000	\$540,000	\$540,000	\$575,000	\$700,000	+ 21.7%	+ 39.4%
92057 - Oceanside	\$449,990	\$452,000	\$475,000	\$520,000	\$625,000	+ 20.2%	+ 38.9%
92058 - Oceanside	\$345,000	\$378,000	\$382,500	\$410,000	\$515,000	+ 25.6%	+ 49.3%
92059 - Pala	\$589,937	\$480,000	\$606,000	\$675,000	\$859,250	+ 27.3%	+ 45.7%
92061 - Pauma Valley	\$502,450	\$422,500	\$494,950	\$495,500	\$605,000	+ 22.1%	+ 20.4%
92064 - Poway	\$700,000	\$735,000	\$720,750	\$807,500	\$943,500	+ 16.8%	+ 34.8%
92065 - Ramona	\$505,000	\$520,000	\$533,000	\$585,000	\$675,000	+ 15.4%	+ 33.7%
92066 - Ranchita	\$375,000	\$302,000	\$322,500	\$395,000	\$421,000	+ 6.6%	+ 12.3%
92067 - Rancho Santa Fe	\$2,227,500	\$2,347,000	\$2,500,000	\$2,710,000	\$3,600,000	+ 32.8%	+ 61.6%
92069 - San Marcos	\$520,000	\$549,950	\$550,000	\$598,300	\$745,000	+ 24.5%	+ 43.3%
92070 - Santa Ysabel	\$539,000	\$565,500	\$535,000	\$525,000	\$699,900	+ 33.3%	+ 29.9%
92071 - Santee	\$446,250	\$487,000	\$496,000	\$550,000	\$640,000	+ 16.4%	+ 43.4%
92075 - Solana Beach	\$1,132,000	\$1,275,000	\$1,192,600	\$1,260,000	\$1,585,000	+ 25.8%	+ 40.0%
92078 - San Marcos	\$555,000	\$605,000	\$606,500	\$629,000	\$786,000	+ 25.0%	+ 41.6%
92081 - Vista	\$530,000	\$555,000	\$547,000	\$600,000	\$740,000	+ 23.3%	+ 39.6%
92082 - Valley Center	\$598,500	\$625,000	\$605,000	\$685,000	\$815,000	+ 19.0%	+ 36.2%
92083 - Vista	\$423,000	\$443,750	\$463,750	\$530,000	\$610,000	+ 15.1%	+ 44.2%
92084 - Vista	\$525,000	\$530,000	\$553,900	\$615,000	\$734,000	+ 19.3%	+ 39.8%
92086 - Warner Springs	\$169,900	\$189,900	\$265,000	\$292,500	\$275,000	- 6.0%	+ 61.9%
92091 - Rancho Santa Fe	\$1,332,900	\$1,323,000	\$1,282,950	\$1,265,000	\$1,800,000	+ 42.3%	+ 35.0%

Area Historical Median Prices

ZIP Code	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
92101 - San Diego Downtown	\$540,000	\$550,000	\$541,000	\$550,000	\$615,000	+ 11.8%	+ 13.9%
92102 - San Diego Golden Hill	\$396,750	\$427,000	\$442,500	\$491,000	\$610,000	+ 24.2%	+ 53.7%
92103 - Mission Hills-Hillcrest-Midtown	\$633,575	\$680,000	\$705,000	\$728,750	\$800,000	+ 9.8%	+ 26.3%
92104 - North Park	\$505,000	\$575,000	\$583,233	\$625,000	\$677,500	+ 8.4%	+ 34.2%
92105 - East San Diego	\$386,000	\$408,250	\$400,900	\$454,000	\$560,000	+ 23.3%	+ 45.1%
92106 - Point Loma	\$995,000	\$1,065,000	\$1,052,500	\$1,112,500	\$1,362,000	+ 22.4%	+ 36.9%
92107 - Ocean Beach	\$839,952	\$850,500	\$856,350	\$925,000	\$1,125,000	+ 21.6%	+ 33.9%
92108 - Mission Valley	\$375,000	\$385,000	\$417,000	\$449,500	\$510,000	+ 13.5%	+ 36.0%
92109 - Pacific Beach	\$789,000	\$849,000	\$900,000	\$925,000	\$1,100,000	+ 18.9%	+ 39.4%
92110 - Old Town	\$482,500	\$522,500	\$540,000	\$521,250	\$650,000	+ 24.7%	+ 34.7%
92111 - Linda Vista	\$500,000	\$565,000	\$575,000	\$614,500	\$735,000	+ 19.6%	+ 47.0%
92113 - Logan Heights	\$369,000	\$395,000	\$410,000	\$457,000	\$540,000	+ 18.2%	+ 46.3%
92114 - Encanto	\$420,000	\$443,000	\$465,000	\$515,000	\$620,000	+ 20.4%	+ 47.6%
92115 - San Diego	\$463,000	\$485,000	\$529,000	\$545,000	\$651,000	+ 19.4%	+ 40.6%
92116 - Normal Heights	\$555,750	\$598,000	\$620,000	\$660,000	\$785,000	+ 18.9%	+ 41.3%
92117 - Clairemont Mesa	\$610,000	\$649,000	\$675,000	\$725,000	\$851,000	+ 17.4%	+ 39.5%
92118 - Coronado	\$1,564,375	\$1,661,637	\$1,698,000	\$1,795,000	\$2,010,000	+ 12.0%	+ 28.5%
92119 - San Carlos	\$555,000	\$565,000	\$612,000	\$658,250	\$800,000	+ 21.5%	+ 44.1%
92120 - Del Cerro	\$571,000	\$615,000	\$650,000	\$699,500	\$800,000	+ 14.4%	+ 40.1%
92121 - Sorrento Valley	\$606,250	\$675,000	\$696,000	\$699,500	\$777,500	+ 11.2%	+ 28.2%
92122 - University City	\$527,000	\$550,000	\$664,500	\$636,000	\$650,000	+ 2.2%	+ 23.3%
92123 - Mission Valley	\$550,000	\$589,000	\$610,000	\$655,000	\$760,000	+ 16.0%	+ 38.2%
92124 - Tierrasanta	\$549,500	\$605,200	\$621,000	\$715,000	\$780,000	+ 9.1%	+ 41.9%
92126 - Mira Mesa	\$529,000	\$578,000	\$580,000	\$659,000	\$772,900	+ 17.3%	+ 46.1%
92127 - Rancho Bernardo	\$865,000	\$890,000	\$959,000	\$986,000	\$1,212,500	+ 23.0%	+ 40.2%
92128 - Rancho Bernardo	\$541,250	\$600,000	\$604,500	\$648,000	\$740,000	+ 14.2%	+ 36.7%
92129 - Rancho Penasquitos	\$712,750	\$750,000	\$770,000	\$820,000	\$995,000	+ 21.3%	+ 39.6%
92130 - Carmel Valley	\$989,900	\$1,125,000	\$1,145,000	\$1,202,000	\$1,600,000	+ 33.1%	+ 61.6%
92131 - Scripps Miramar	\$767,000	\$805,000	\$791,000	\$885,000	\$1,053,500	+ 19.0%	+ 37.4%
92139 - Paradise Hills	\$410,000	\$425,000	\$450,000	\$471,500	\$560,000	+ 18.8%	+ 36.6%
92154 - Otay Mesa	\$434,000	\$465,000	\$468,000	\$519,750	\$605,000	+ 16.4%	+ 39.4%
92173 - San Ysidro	\$365,000	\$293,700	\$372,000	\$379,000	\$447,500	+ 18.1%	+ 22.6%