

# August 2009 - Market Update In San Diego County

| City                 | ZIP   | NOD         | NTS         | REO        | Single Family Homes |                         |                         |                         | Condominiums |                            |                            |                         | SFR                       |
|----------------------|-------|-------------|-------------|------------|---------------------|-------------------------|-------------------------|-------------------------|--------------|----------------------------|----------------------------|-------------------------|---------------------------|
|                      |       |             |             |            | Sales               | Price Median SFR Aug 09 | Price Median SFR Aug 08 | Price % Chg from Aug 08 | Sales        | Price Median Condos Aug 09 | Price Median Condos Aug 08 | Price % Chg from Aug 08 | Median Home Price / Sq Ft |
| <b>All SD County</b> |       | <b>2803</b> | <b>2707</b> | <b>382</b> | <b>2047</b>         | <b>\$357,000</b>        | <b>\$376,000</b>        | <b>-5.1%</b>            | <b>972</b>   | <b>\$225,000</b>           | <b>\$242,000</b>           | <b>-7.0%</b>            | <b>\$203</b>              |
| Alpine               | 91901 | 16          | 11          | 1          | 16                  | \$390,000               | \$558,000               | -30.2%                  | 1            | \$220,000                  | \$170,000                  | 29.4%                   | \$205                     |
| Bay Park             | 92110 | 21          | 18          | 2          | 15                  | \$475,000               | \$580,000               | -18.1%                  | 9            | \$319,000                  | \$359,000                  | -11.1%                  | \$350                     |
| Bonita               | 91902 | 26          | 17          | 4          | 9                   | \$415,000               | \$554,000               | -25.1%                  | 3            | \$225,000                  | \$118,000                  | 90.3%                   | \$173                     |
| Bonsall              | 92003 | 10          | 7           | 1          | 2                   | \$413,000               | \$345,000               | -37.3%                  | 2            | \$190,000                  | \$125,000                  | 24.6%                   | \$185                     |
| Borrego Springs      | 92004 | 4           | 3           | 1          | 6                   | \$224,000               | \$106,000               | 111.1%                  | 0            | \$0                        | \$149,000                  | 0.0%                    | \$121                     |
| Boulevard            | 91905 | 5           | 4           | 2          | 0                   | \$0                     | \$106,000               | 0.0%                    | 0            | \$0                        | \$0                        | 0.0%                    | \$0                       |
| Campo                | 91906 | 7           | 10          | 3          | 8                   | \$120,000               | \$185,000               | -35.1%                  | 0            | \$0                        | \$0                        | 0.0%                    | \$97                      |
| Cardiff by the Sea   | 92007 | 11          | 5           | 1          | 6                   | \$541,000               | \$723,000               | -25.2%                  | 2            | \$545,000                  | \$495,000                  | 10.1%                   | \$397                     |
| Carlsbad             | 92008 | 21          | 14          | 6          | 15                  | \$625,000               | \$618,000               | 1.2%                    | 2            | \$515,000                  | \$475,000                  | 8.4%                    | \$289                     |
| Carlsbad             | 92009 | 36          | 37          | 4          | 47                  | \$660,000               | \$750,000               | -12.4%                  | 12           | \$315,000                  | \$350,000                  | -10.0%                  | \$252                     |
| Carlsbad             | 92010 | 18          | 8           | 0          | 21                  | \$450,000               | \$425,000               | 5.9%                    | 3            | \$245,000                  | \$267,000                  | -8.1%                   | \$238                     |
| Carlsbad             | 92011 | 20          | 9           | 1          | 25                  | \$660,000               | \$780,000               | -15.4%                  | 12           | \$491,000                  | \$635,000                  | -14.3%                  | \$315                     |
| Carmel Valley        | 92130 | 27          | 24          | 2          | 42                  | \$835,000               | \$865,000               | -5.4%                   | 37           | \$420,000                  | \$495,000                  | -15.1%                  | \$332                     |
| Chula Vista          | 91910 | 83          | 75          | 5          | 55                  | \$315,000               | \$340,000               | -7.4%                   | 16           | \$144,000                  | \$230,000                  | -37.4%                  | \$198                     |
| Chula Vista          | 91911 | 76          | 77          | 7          | 65                  | \$245,000               | \$300,000               | -19.0%                  | 13           | \$140,000                  | \$150,000                  | -8.2%                   | \$179                     |
| Chula Vista          | 91913 | 93          | 83          | 11         | 38                  | \$378,000               | \$420,000               | -10.1%                  | 26           | \$222,000                  | \$225,000                  | -1.3%                   | \$172                     |
| Chula Vista          | 91914 | 35          | 42          | 4          | 22                  | \$483,000               | \$559,000               | -13.7%                  | 12           | \$222,000                  | \$275,000                  | -17.7%                  | \$169                     |
| Chula Vista          | 91915 | 61          | 67          | 6          | 24                  | \$365,000               | \$388,000               | -5.3%                   | 18           | \$219,000                  | \$266,000                  | -12.3%                  | \$166                     |
| Clairemont           | 92117 | 28          | 32          | 2          | 26                  | \$429,000               | \$420,000               | 2.1%                    | 16           | \$277,000                  | \$268,000                  | -2.8%                   | \$291                     |
| College Grove        | 92115 | 49          | 53          | 9          | 27                  | \$368,000               | \$348,000               | 8.1%                    | 17           | \$125,000                  | \$163,000                  | -23.1%                  | \$266                     |
| Coronado             | 92118 | 3           | 7           | 1          | 11                  | \$1,525,000             | \$1,310,000             | 15.7%                   | 7            | \$760,000                  | \$1,145,000                | -33.6%                  | \$586                     |
| Del Mar              | 92014 | 7           | 6           | 1          | 12                  | \$1,140,000             | \$1,480,000             | -18.6%                  | 4            | \$884,000                  | \$520,000                  | 70.1%                   | \$401                     |
| Descanso             | 91916 | 0           | 3           | 0          | 0                   | \$0                     | \$0                     | 0.0%                    | 0            | \$0                        | \$0                        | 0.0%                    | \$0                       |
| Downtown             | 92101 | 41          | 61          | 13         | 0                   | \$0                     | \$340,000               | 0.0%                    | 46           | \$378,000                  | \$466,000                  | -19.0%                  | \$0                       |
| Dulzura              | 91917 | 0           | 0           | 0          | 1                   | \$104,000               | \$311,000               | -66.6%                  | 0            | \$0                        | \$0                        | 0.0%                    | \$135                     |
| East San Diego       | 92102 | 22          | 41          | 9          | 16                  | \$151,000               | \$178,000               | -15.3%                  | 3            | \$214,000                  | \$90,000                   | 131.4%                  | \$147                     |
| East San Diego       | 92105 | 56          | 48          | 6          | 34                  | \$196,000               | \$221,000               | -11.2%                  | 16           | \$73,000                   | \$68,000                   | 7.4%                    | \$178                     |
| El Cajon             | 92019 | 51          | 37          | 9          | 36                  | \$388,000               | \$411,000               | -5.7%                   | 11           | \$167,000                  | \$265,000                  | -37.2%                  | \$202                     |
| El Cajon             | 92020 | 32          | 43          | 7          | 17                  | \$300,000               | \$285,000               | 5.1%                    | 12           | \$76,000                   | \$125,000                  | -39.6%                  | \$210                     |
| El Cajon             | 92021 | 50          | 57          | 15         | 25                  | \$292,000               | \$331,000               | -11.5%                  | 11           | \$125,000                  | \$150,000                  | -16.7%                  | \$192                     |
| Encanto              | 92114 | 90          | 76          | 9          | 58                  | \$221,000               | \$245,000               | -10.0%                  | 4            | \$110,000                  | \$0                        | 0.0%                    | \$151                     |
| Encinitas            | 92024 | 41          | 22          | 3          | 34                  | \$838,000               | \$873,000               | -4.8%                   | 10           | \$307,000                  | \$387,000                  | -20.7%                  | \$351                     |
| Escondido            | 92025 | 34          | 51          | 10         | 29                  | \$250,000               | \$313,000               | -20.1%                  | 10           | \$130,000                  | \$165,000                  | -21.5%                  | \$166                     |
| Escondido            | 92026 | 61          | 54          | 5          | 51                  | \$318,000               | \$340,000               | -3.8%                   | 13           | \$93,000                   | \$95,000                   | -2.1%                   | \$176                     |
| Escondido            | 92027 | 72          | 72          | 5          | 58                  | \$260,000               | \$266,000               | -2.6%                   | 10           | \$86,000                   | \$131,000                  | -31.7%                  | \$164                     |
| Escondido            | 92029 | 11          | 22          | 3          | 13                  | \$525,000               | \$409,000               | 28.4%                   | 1            | \$145,000                  | \$250,000                  | -42.0%                  | \$205                     |
| Fallbrook            | 92028 | 52          | 47          | 5          | 49                  | \$370,000               | \$329,000               | 10.4%                   | 1            | \$293,000                  | \$120,000                  | 143.8%                  | \$170                     |
| Grantville           | 92120 | 29          | 14          | 3          | 13                  | \$413,000               | \$495,000               | -16.6%                  | 7            | \$150,000                  | \$200,000                  | -25.3%                  | \$248                     |
| Hillcrest            | 92103 | 19          | 17          | 1          | 7                   | \$533,000               | \$939,000               | -43.3%                  | 23           | \$395,000                  | \$315,000                  | 25.4%                   | \$401                     |
| Imperial Beach       | 91932 | 21          | 18          | 1          | 10                  | \$273,000               | \$315,000               | -13.5%                  | 7            | \$120,000                  | \$260,000                  | -53.8%                  | \$197                     |
| Jacumba              | 91934 | 2           | 0           | 0          | 0                   | \$0                     | \$0                     | 0.0%                    | 0            | \$0                        | \$0                        | 0.0%                    | \$0                       |
| Jamul                | 91935 | 11          | 13          | 2          | 6                   | \$650,000               | \$460,000               | 41.3%                   | 0            | \$0                        | \$0                        | 0.0%                    | \$166                     |
| Julian               | 92036 | 4           | 6           | 0          | 9                   | \$216,000               | \$349,000               | -38.3%                  | 0            | \$0                        | \$0                        | 0.0%                    | \$164                     |
| La Jolla             | 92037 | 24          | 23          | 2          | 31                  | \$1,355,000             | \$1,825,000             | -24.8%                  | 39           | \$418,000                  | \$481,000                  | -15.7%                  | \$723                     |
| La Mesa              | 91941 | 30          | 28          | 4          | 22                  | \$378,000               | \$405,000               | -6.8%                   | 0            | \$0                        | \$165,000                  | 0.0%                    | \$236                     |
| La Mesa              | 91942 | 22          | 8           | 0          | 27                  | \$315,000               | \$375,000               | -16.0%                  | 11           | \$230,000                  | \$175,000                  | 31.4%                   | \$232                     |
| Lakeside             | 92040 | 38          | 27          | 7          | 32                  | \$316,000               | \$345,000               | -8.3%                   | 7            | \$122,000                  | \$140,000                  | -12.9%                  | \$198                     |



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|--------------------|-------|-----|-----|-----|---------------------|-------------------------|-------------------------|-------------------------|-------|----------------------------|----------------------------|-------------------------|---------------------------|
|                    |       |     |     |     | Sales               | Price Median SFR Aug 09 | Price Median SFR Aug 08 | Price % Chg from Aug 08 | Sales | Price Median Condos Aug 09 | Price Median Condos Aug 08 | Price % Chg from Aug 08 | Median Home Price / Sq Ft |
| Lemon Grove        | 91945 | 35  | 35  | 4   | 22                  | \$232,000               | \$263,000               | -11.6%                  | 9     | \$86,000                   | \$171,000                  | -50.0%                  | \$181                     |
| Linda Vista        | 92111 | 41  | 35  | 9   | 19                  | \$400,000               | \$350,000               | 14.3%                   | 20    | \$281,000                  | \$303,000                  | -7.0%                   | \$287                     |
| Logan Heights      | 92113 | 40  | 41  | 5   | 20                  | \$138,000               | \$147,000               | -6.0%                   | 5     | \$61,000                   | \$105,000                  | -42.4%                  | \$130                     |
| Mira Mesa          | 92126 | 65  | 50  | 2   | 27                  | \$376,000               | \$395,000               | -3.1%                   | 29    | \$205,000                  | \$228,000                  | -8.9%                   | \$270                     |
| Mission Village    | 92123 | 18  | 19  | 1   | 11                  | \$409,000               | \$378,000               | 8.2%                    | 7     | \$258,000                  | \$338,000                  | -23.7%                  | \$260                     |
| National City      | 91950 | 34  | 44  | 9   | 24                  | \$178,000               | \$212,000               | -16.3%                  | 9     | \$106,000                  | \$138,000                  | -23.2%                  | \$162                     |
| Normal Heights     | 92116 | 27  | 29  | 6   | 15                  | \$507,000               | \$508,000               | -0.3%                   | 18    | \$112,000                  | \$205,000                  | -45.5%                  | \$389                     |
| North Park         | 92104 | 29  | 31  | 3   | 19                  | \$388,000               | \$445,000               | -12.9%                  | 21    | \$210,000                  | \$233,000                  | -9.7%                   | \$410                     |
| Ocean Beach        | 92107 | 11  | 11  | 2   | 9                   | \$632,000               | \$776,000               | -18.6%                  | 5     | \$270,000                  | \$311,000                  | -13.2%                  | \$540                     |
| Oceanside          | 92054 | 35  | 33  | 2   | 24                  | \$365,000               | \$355,000               | 2.7%                    | 14    | \$331,000                  | \$475,000                  | -30.4%                  | \$206                     |
| Oceanside          | 92056 | 59  | 56  | 4   | 57                  | \$330,000               | \$345,000               | -2.9%                   | 8     | \$123,000                  | \$182,000                  | -17.8%                  | \$206                     |
| Oceanside          | 92057 | 79  | 82  | 8   | 62                  | \$248,000               | \$240,000               | 2.8%                    | 18    | \$126,000                  | \$176,000                  | -28.3%                  | \$166                     |
| Pacific Beach      | 92109 | 25  | 21  | 3   | 8                   | \$750,000               | \$949,000               | -21.0%                  | 17    | \$410,000                  | \$471,000                  | -13.0%                  | \$508                     |
| Palomar Mtn        | 92060 | 0   | 0   | 0   | 0                   | \$0                     | \$164,000               | 0.0%                    | 0     | \$0                        | \$0                        | 0.0%                    | \$0                       |
| Paradise Hills     | 92139 | 46  | 47  | 7   | 26                  | \$220,000               | \$260,000               | -14.6%                  | 19    | \$118,000                  | \$166,000                  | -28.8%                  | \$151                     |
| Pauma Valley       | 92061 | 1   | 1   | 1   | 2                   | \$285,000               | \$0                     | 0.0%                    | 0     | \$0                        | \$0                        | 0.0%                    | \$93                      |
| Pine Valley        | 91962 | 2   | 2   | 0   | 2                   | \$322,000               | \$307,000               | 4.9%                    | 1     | \$33,000                   | \$0                        | 0.0%                    | \$160                     |
| Point Loma         | 92106 | 17  | 8   | 1   | 11                  | \$723,000               | \$781,000               | -7.5%                   | 0     | \$0                        | \$353,000                  | 0.0%                    | \$405                     |
| Potrero            | 91963 | 0   | 0   | 0   | 0                   | \$0                     | \$0                     | 0.0%                    | 0     | \$0                        | \$0                        | 0.0%                    | \$0                       |
| Poway              | 92064 | 37  | 29  | 4   | 40                  | \$495,000               | \$530,000               | -10.8%                  | 2     | \$168,000                  | \$294,000                  | -42.9%                  | \$275                     |
| Ramona             | 92065 | 42  | 37  | 7   | 31                  | \$293,000               | \$440,000               | -22.0%                  | 6     | \$142,000                  | \$139,000                  | 9.2%                    | \$158                     |
| Ranchita           | 92066 | 0   | 0   | 0   | 1                   | \$70,000                | \$0                     | 0.0%                    | 0     | \$0                        | \$0                        | 0.0%                    | \$140                     |
| Rancho Bernardo    | 92127 | 51  | 36  | 2   | 31                  | \$687,000               | \$700,000               | -1.9%                   | 21    | \$360,000                  | \$269,000                  | 33.8%                   | \$247                     |
| Rancho Bernardo    | 92128 | 39  | 33  | 4   | 42                  | \$543,000               | \$610,000               | -11.1%                  | 57    | \$295,000                  | \$300,000                  | -1.5%                   | \$278                     |
| Rancho Penasquitos | 92129 | 37  | 44  | 9   | 39                  | \$511,000               | \$591,000               | -13.5%                  | 16    | \$243,000                  | \$210,000                  | 15.7%                   | \$271                     |
| Rancho Santa Fe    | 92067 | 5   | 9   | 2   | 7                   | \$2,513,000             | \$1,343,000             | 5.3%                    | 0     | \$0                        | \$0                        | 0.0%                    | \$644                     |
| Rancho Santa Fe    | 92091 | 3   | 1   | 1   | 1                   | \$1,070,000             | \$1,650,000             | -38.9%                  | 3     | \$580,000                  | \$0                        | 0.0%                    | \$378                     |
| San Carlos         | 92119 | 16  | 18  | 3   | 15                  | \$373,000               | \$435,000               | -14.4%                  | 7     | \$160,000                  | \$198,000                  | -19.0%                  | \$253                     |
| San Diego          | 92108 | 23  | 13  | 3   | 0                   | \$0                     | \$0                     | 0.0%                    | 28    | \$255,000                  | \$280,000                  | -8.9%                   | \$0                       |
| San Diego          | 92112 | 0   | 0   | 0   | 0                   | \$0                     | \$0                     | 0.0%                    | 0     | \$0                        | \$0                        | 0.0%                    | \$0                       |
| San Marcos         | 92069 | 55  | 56  | 6   | 36                  | \$335,000               | \$338,000               | -1.0%                   | 17    | \$131,000                  | \$160,000                  | -18.1%                  | \$183                     |
| San Marcos         | 92078 | 44  | 48  | 7   | 29                  | \$488,000               | \$450,000               | 3.6%                    | 22    | \$291,000                  | \$313,000                  | -4.6%                   | \$190                     |
| San Ysidro         | 92173 | 23  | 27  | 4   | 14                  | \$243,000               | \$310,000               | -21.5%                  | 10    | \$78,000                   | \$125,000                  | -37.0%                  | \$139                     |
| Santa Ysabel       | 92070 | 1   | 2   | 0   | 0                   | \$0                     | \$0                     | 0.0%                    | 0     | \$0                        | \$0                        | 0.0%                    | \$0                       |
| Santee             | 92071 | 48  | 42  | 4   | 28                  | \$349,000               | \$354,000               | -1.4%                   | 24    | \$165,000                  | \$195,000                  | -15.4%                  | \$231                     |
| Scripps Ranch      | 92131 | 31  | 14  | 3   | 39                  | \$636,000               | \$620,000               | 2.6%                    | 13    | \$321,000                  | \$330,000                  | -2.7%                   | \$276                     |
| Solana Beach       | 92075 | 16  | 8   | 2   | 10                  | \$1,278,000             | \$1,875,000             | -31.9%                  | 7     | \$575,000                  | \$488,000                  | 17.8%                   | \$365                     |
| South San Diego    | 92154 | 73  | 88  | 18  | 52                  | \$278,000               | \$323,000               | -13.8%                  | 18    | \$132,000                  | \$175,000                  | -24.9%                  | \$168                     |
| Spring Valley      | 91977 | 59  | 81  | 12  | 56                  | \$238,000               | \$278,000               | -14.4%                  | 12    | \$123,000                  | \$167,000                  | -26.6%                  | \$158                     |
| Spring Valley      | 91978 | 9   | 11  | 1   | 3                   | \$425,000               | \$280,000               | 51.9%                   | 0     | \$0                        | \$210,000                  | 0.0%                    | \$142                     |
| Tierrasanta        | 92124 | 2   | 9   | 3   | 9                   | \$510,000               | \$499,000               | 2.2%                    | 5     | \$368,000                  | \$342,000                  | 7.5%                    | \$271                     |
| University City    | 92121 | 5   | 0   | 0   | 2                   | \$643,000               | \$733,000               | -12.3%                  | 2     | \$418,000                  | \$403,000                  | 3.7%                    | \$309                     |
| University City    | 92122 | 25  | 24  | 6   | 10                  | \$683,000               | \$618,000               | 10.2%                   | 28    | \$218,000                  | \$350,000                  | -37.8%                  | \$319                     |
| Valley Center      | 92082 | 24  | 32  | 4   | 19                  | \$419,000               | \$370,000               | 13.2%                   | 0     | \$0                        | \$0                        | 0.0%                    | \$182                     |
| Vista              | 92081 | 26  | 23  | 5   | 28                  | \$372,000               | \$382,000               | -2.7%                   | 5     | \$290,000                  | \$293,000                  | -4.9%                   | \$213                     |
| Vista              | 92083 | 32  | 40  | 5   | 21                  | \$249,000               | \$254,000               | -1.6%                   | 8     | \$133,000                  | \$125,000                  | 6.4%                    | \$174                     |
| Vista              | 92084 | 43  | 37  | 6   | 37                  | \$270,000               | \$350,000               | -22.9%                  | 1     | \$265,000                  | \$160,000                  | 65.6%                   | \$176                     |
| Warner Springs     | 92086 | 0   | 3   | 1   | 0                   | \$0                     | \$0                     | 0.0%                    | 0     | \$0                        | \$0                        | 0.0%                    | \$0                       |

