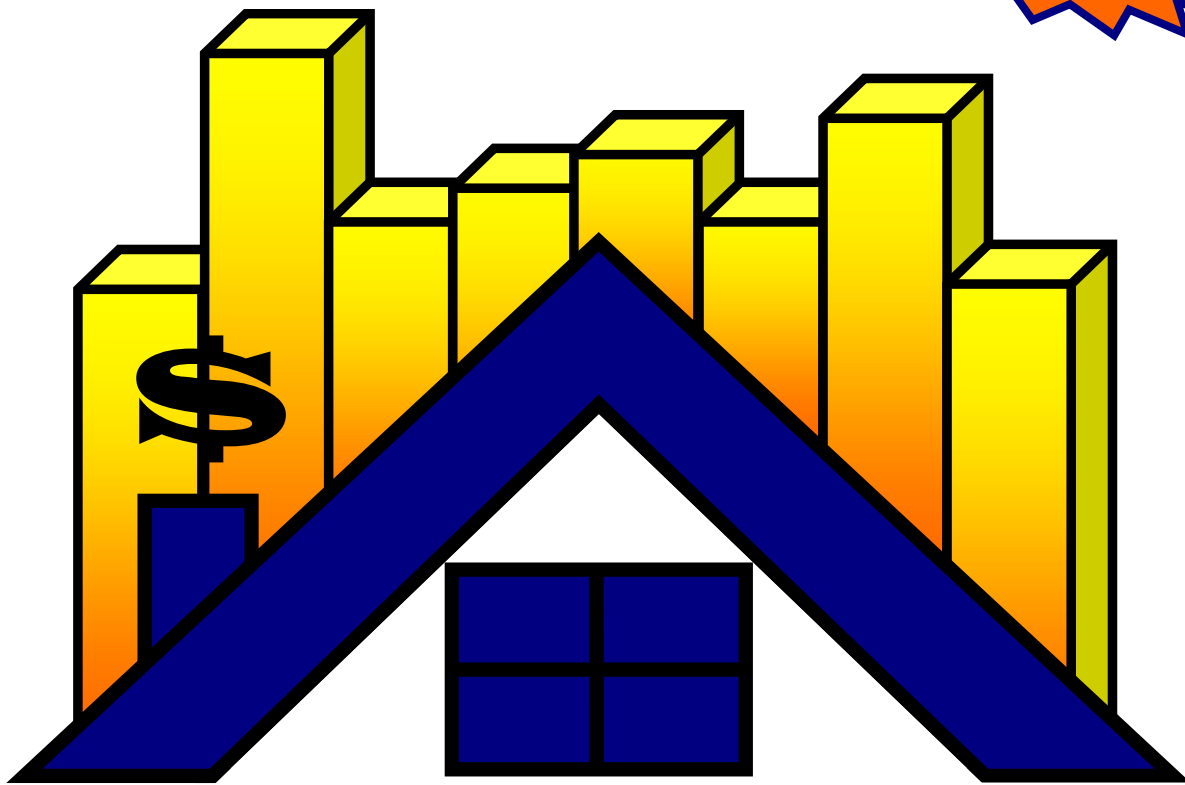


**NSDCAR
MEMBER
BENEFIT!**



North San Diego County
HomeDex™

Full County
October 2009 REPORT
September 2009 Statistics



North San Diego County
Association of REALTORS®

PLEASE READ

The name HomeDex™ and its contents are protected under a trademark and copyright held by the North San Diego County Association of Realtors® (NSDCAR). Permission is granted to NSDCAR members to use the HomeDex™ name and/or its contents in any printed materials, website or other media applications – provided any and all attribution for the HomeDex™ name and its contents is given to the North San Diego County Association of Realtors™. Failure to do so will result in revoking permission to use the HomeDex™ name and/or its contents

Direct written requests for permission, together with a brief description of how the name and contents would be used, to Lynn Sullivan, NSDCAR Communications Director, at Communications@nsdcar.com and include the proposed user's contact information.

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.

Copyright North San Diego County Association of REALTORS®, 2009. No portion of this text may be reproduced, redistributed, faxed OR TRANSMITTED ELECTRONICALLY without the written permission of the North San Diego County Association of REALTORS®.

HomeDex™ Key Points

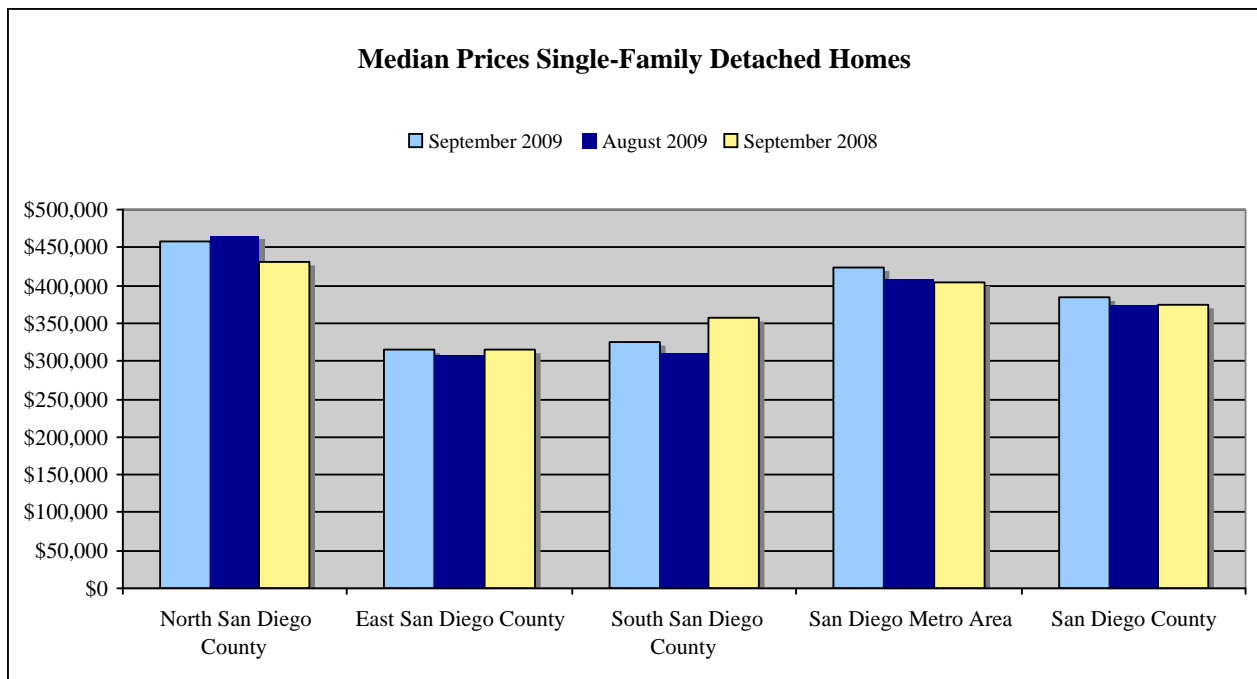
September 2009 Data

1. The median price for all North County home sales – attached and detached – decreased 1.31% in September 2009 from August 2009, to \$380,000.
 - a. Detached homes in North County decreased 1.72 percent, from August 2009 to September 2009, from \$465,000 to \$457,000.
 - i. Detached home prices OUTSIDE North County increased 4.46% from August 2009 to September 2009, from \$335,000 to \$349,950.
 - ii. September 2009 median single-family detached homes in North San Diego County increased 6.28%, from \$430,000 in September 2008. The median price OUTSIDE North County for single-family homes fell 0.01 percent from the \$350,000 a year ago.
 - iii. The countywide median price of homes sold increased from \$375,000 in August 2009 to \$385,000 in September 2009 and was up 2.7% from the September 2008 number.
 - b. Attached home prices in North County decreased during September 2009 by 10.98%, from \$264,000 a month earlier to \$235,000.
 - i. Non-North County attached home prices decreased 7.77% in September 2009; from \$206,000 to \$190,000.
 - ii. North County attached homes increased 2.17% from \$230,000 a year ago.
 - c. Median days-on-market for single-family detached homes in North County decreased from 39 days in August 2009 to 30 days in September 2009. The number of North County single-family homes sold increased 6.65% last month, from 722 to 770. There was a year-to-year increase of 0.79% for home sales in September 2009 compared to September 2008.
 2. The residential real estate market has swung from the seller's market of three years ago when home prices were increasing as much as 20 to 30 percent per year to the buyer's market today where prices have decreased and there's an abundant inventory of homes from which to choose. That's good news for those looking to buy a home.
 - a. Interest rates continue at record lows, at least for the short-term future.
- 1 The current condition of the housing market needs to be kept in historical perspective. Home values rose 88 percent on a national average – higher in California – over the past decade.
- 4 Sales continue to be hampered by problems in real estate finance. Both tighter underwriting standards and the ongoing effects of the credit/liquidity crunch continue to limit sales.
- a. Buyers with secured financing, or all cash are not hampered by the constraints of the real estate financing market.
- 2 In fact, several North County brokers and agents have experienced significant increases in activity, working with well-qualified buyers who recognize optimum buying conditions.

San Diego County HomeDex™ September 2009 Summary Report Single-Family Detached Homes

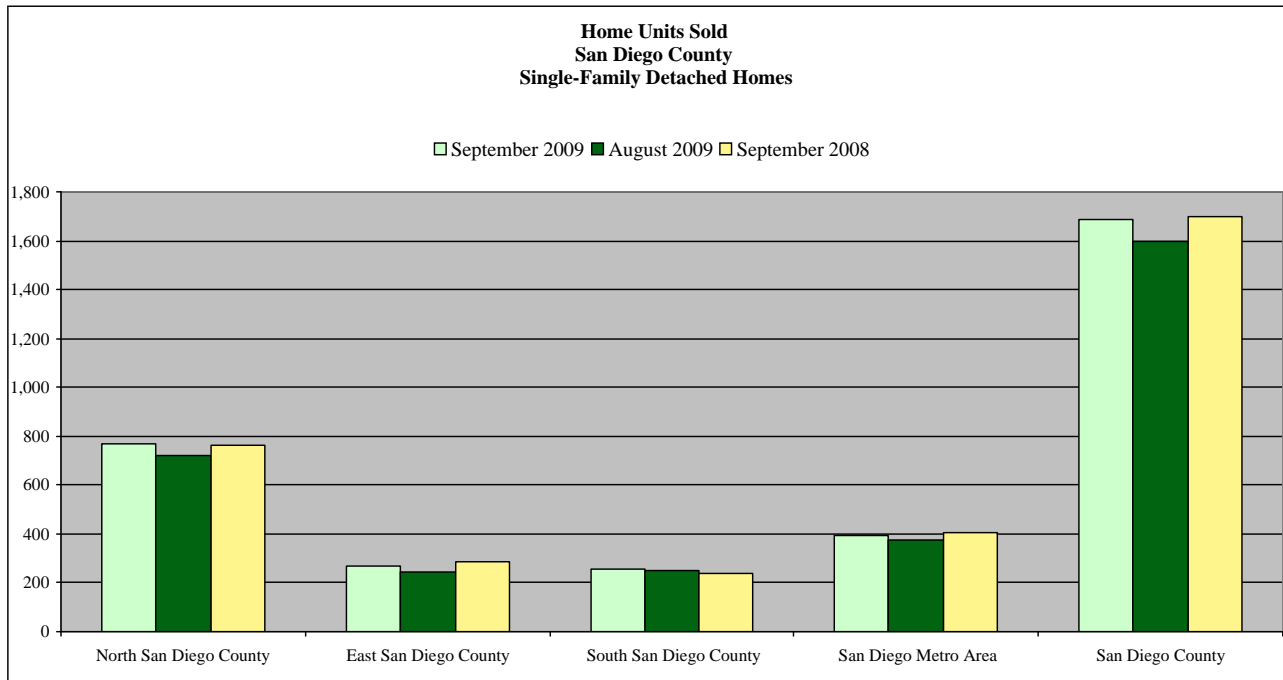
Single-Family Detached Home Prices by Region of San Diego County

- The median-priced single-family detached (SFD) home in San Diego County rose 2.7 percent from \$375,000 in August 2009 to \$385,000 in September 2009. The year-over SFD median price also increased 2.7 percent from September 2008.ⁱ
- North San Diego County SFD median prices declined 1.72 percent to \$457,000 in September 2009 from \$465,000 in August 2009, but were up 6.28 percent year-over from September 2008. The East San Diego County median SFD home price increased 2.6 percent to \$315,500 in September 2009 from \$307,495 in August 2009, a 0.16 percent increase from September 2008. South County median SFD prices increased 4.84 percent to \$325,000 in September 2009 from \$310,000 in August 2009, for an 8.84 percent year-over decline from September 2008. San Diego Metro median SFD prices increased 3.17 percent to \$422,500 in September 2009 from \$409,500 in August 2009, up 4.32 percent from September 2008.



San Diego County HomeDex™ September 2009 Summary Report Single-Family Detached Homes

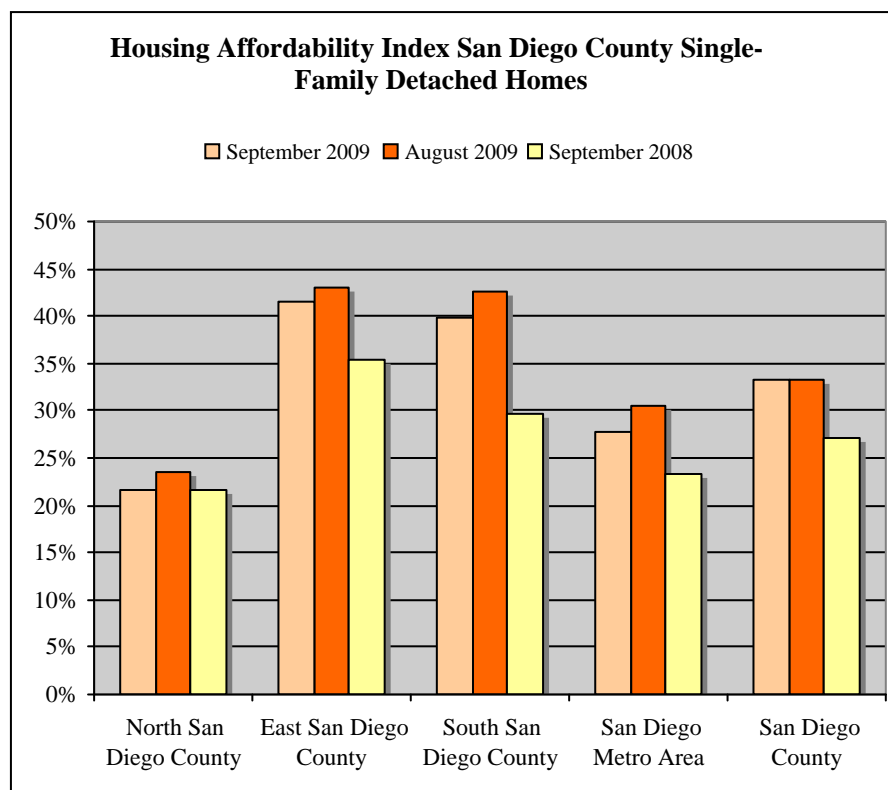
- The number of SFD homes sold in San Diego County increased 5.69 percent from August 2009 to September 2009. Year-over sales declined 0.47 percent from September 2008.
- North San Diego County sold 770 SFD units in September 2009, a 6.65 percent increase from August 2009 and 0.79 percent increase from September 2008. East San Diego County sold 268 units in September 2009, an 8.94 percent increase from August 2009 and 6.62 percent decline from September 2008. South San Diego County SFD sold 257 units in September 2009, up 1.58 percent from August 2009 and 7.98 percent from September 2008. San Diego Metro sold listings increased 4.51 percent from August 2009 but were down 3.43 percent from September 2008.



San Diego County HomeDex™ September 2009 Summary Report Single-Family Detached Homes

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

- 33 percent of San Diego County households were able to afford the county’s median-priced SFD home in September 2009, according to the HomeDex™ affordability index.ⁱⁱ
- North San Diego County reported an affordability level of 22 percent of county households able to afford the median-priced SFD home with 42 percent of county households able to afford the median-priced home in East San Diego County, 40 percent in South San Diego County, 40 percent in San Diego Metro Area, and 28 percent in San Diego County.



San Diego County HomeDex™
September 2009 Summary Report
Single-Family Detached Homes

	<i>Median Prices</i>			<i>Percent of Households Affording Median-Priced Home</i>	
	September 2009	September 2008	Percent change	September 2009	September 2008
North County	\$457,000	\$430,000	6.28%	22%	22%
East County	\$315,500	\$315,000	0.16%	42%	35%
South County	\$325,000	\$356,500	-8.84%	40%	30%
Metro Area	\$422,500	\$405,000	4.32%	28%	23%
All of San Diego County	\$385,000	\$375,000	2.67%	33%	27%

San Diego County Housing Characteristics				
Single-Family Detached Homes – September 2009				
	North County	East County	Metro Area	South County
Median Price	\$457,000	\$315,500	\$422,500	\$325,000
Average Price	\$566,581	\$354,841	\$531,016	\$352,506
Median Price per Square Foot	\$215	\$198	\$275	\$172
Lowest-Priced Home Sold	\$22,800	\$350	\$75,000	\$96,000
Highest-Priced Home Sold	\$6,400,000	\$1,200,000	\$4,050,000	\$1,175,000
Number Units Sold	770	268	394	257
Total Sales	\$436,267,457	\$95,097,335	\$209,220,416	\$90,594,013
Median Days on Market	30	29	23	28
Median Square Feet	2,048	1,622	1,454	1,786
Median Number of Bedrooms	4	3	3	4
Median Number of Baths	3	2	2	3
Median Lot Size (square feet)	9,200	9,801	6,700	6,988
Median Age of Homes Sold	22	37	48	18

Prepared for the North San Diego County Association of REALTORS® by Robert Brown, Ph.D.
 Department of Economics California State University, San Marcos. Inquiries may be directed to Robert Brown
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™
September 2009 Summary Report
Single-Family Detached Homes

North San Diego County Zip Codes	Sept. 2009 Affordability ⁱⁱⁱ	Sept. 2008 Affordability	September 2009 Median Price	% Price Chg. From Sept. 2008	Sept. 2009 Sold Listings	Median Days on Market Sept. 2009	Median Days on Market % Chg. from Aug. 2009
92003 - BONSALL	19%	7%	\$540,000	-31%	3	128	41%
92007 - CARDIFF	9%	4%	\$745,000	-25%	5	16	-73%
92008 - CARLSBAD	19%	17%	\$536,500	8%	12	39	53%
92009 - CARLSBAD	9%	7%	\$763,500	-2%	33	26	-40%
92010 - CARLSBAD	20%	30%	\$515,000	46%	13	24	33%
92011 - CARLSBAD	9%	7%	\$735,000	-3%	20	34	-59%
92014 - DEL MAR	3%	3%	\$1,397,500	21%	16	121	20%
92024 - ENCINITAS	9%	4%	\$780,000	-17%	33	42	-26%
92025 - ESCONDIDO	49%	36%	\$270,000	-13%	23	68	116%
92026 - ESCONDIDO	41%	38%	\$320,000	9%	31	15	-70%
92027 - ESCONDIDO	54%	46%	\$245,000	-4%	39	19	-37%
92028 - FALLBROOK	30%	26%	\$405,000	6%	42	40	-39%
92029 - ESCONDIDO	15%	9%	\$600,000	-5%	13	29	-31%
92054 - OCEANSIDE	32%	34%	\$382,500	20%	20	27	-15%
92056 - OCEANSIDE	36%	27%	\$353,000	-6%	45	15	-29%
92057 - OCEANSIDE	39%	34%	\$327,500	2%	48	23	7%
92059 - PALA	17%	15%	\$567,500	7%	2	155	14%
92061 - PAUMA VALLEY	-	-	-	-	0	-	-
92064 - POWAY	27%	20%	\$428,250	-5%	38	34	-26%
92065 - RAMONA	41%	31%	\$319,500	-7%	38	38	-7%
92067 - RANCHO SANTA FE	1%	0%	\$2,229,500	-5%	10	112	-5%
92068 - SAN LUIS REY	-	-	-	-	0	-	-
92069 - SAN MARCOS	35%	29%	\$365,000	0%	31	24	50%
92075 - SOLANA BEACH	3%	3%	\$1,175,000	-10%	6	157	11%
92078 - SAN MARCOS	22%	18%	\$497,250	3%	40	34	-20%
92081 - VISTA	32%	27%	\$385,000	1%	15	23	-6%
92082 - VALLEY CENTER	29%	22%	\$410,000	-5%	14	146	60%
92083 - VISTA	50%	47%	\$267,000	7%	25	18	-18%
92084 - VISTA	47%	24%	\$281,500	-29%	26	19	-55%
92091 - RANCHO SANTA FE	7%	1%	\$917,000	-51%	1	56	-86%
92127 - RANCHO BERNARDO	10%	8%	\$687,900	-1%	31	59	64%
92128 - RANCHO BERNARDO	20%	15%	\$525,250	-2%	32	19	-34%
92129 - RANCHO PENASQUITOS	19%	10%	\$542,500	-9%	26	20	30%
92130 - CARMEL VALLEY	7%	4%	\$882,000	-8%	39	39	-34%

San Diego County HomeDex™
September 2009 Summary Report
Single-Family Detached Homes

East San Diego County Zip Codes	Sept. 2009 Affordability ^{iv}	Sept. 2008 Affordability	September 2009 Median Price	% Price Chg. From Sept. 2008	Sept. 2009 Sold Listings	Median Days on Market Sept. 2009	Median Days on Market % Chg. from Aug. 2009
91901 - ALPINE	29%	23%	\$410,500	1%	18	43	-55%
91905 - BOULEVARD	85%	62%	\$100,000	-43%	1	77	-
91906 - CAMPO	66%	55%	\$185,000	-10%	7	42	-9%
91916 - DESCANSO	-	-	-	-	0	-	-
91917 - DULZURA	-	-	-	-	0	-	-
91931 - GUATAY	-	-	-	-	0	-	-
91934 - JACUMBA	-	61%	-	-	0	-	-
91935 - JAMUL	42%	17%	\$310,000	-36%	5	20	-25%
91941 - LA MESA	33%	28%	\$377,000	4%	34	53	184%
91942 - LA MESA	41%	26%	\$318,000	-16%	6	46	128%
91945 - LEMON GROVE	52%	41%	\$255,500	-7%	18	12	15%
91948 - MOUNT LAGUNA	-	60%	-	-	0	-	-
91962 - PINE VALLEY	62%	59%	\$205,900	10%	1	10	-90%
91963 - POTRERO	-	-	-	-	0	-	-
91977 - SPRING VALLEY	51%	41%	\$257,900	-6%	32	26	-13%
91978 - SPRING VALLEY	33%	33%	\$375,000	14%	4	13	-68%
91980 - TECATE	-	-	-	-	0	-	-
92004 - BORREGO SPRINGS	52%	79%	\$255,000	134%	6	168	74%
92019 - EL CAJON	31%	22%	\$392,250	-7%	36	26	37%
92020 - EL CAJON	36%	37%	\$351,500	18%	24	37	20%
92021 - EL CAJON	40%	34%	\$321,999	1%	21	14	-22%
92036 - JULIAN	55%	31%	\$238,500	-30%	5	19	-90%
92040 - LAKESIDE	33%	32%	\$375,000	14%	20	24	60%
92066 - RANCHITA	-	75%	-	-	0	-	-
92070 - SANTA YSABEL	-	-	-	-	0	-	-
92071 - SANTEE	43%	33%	\$308,500	-5%	30	19	-22%
92086 - WARNER SPRINGS	-	21%	-	-	0	-	-

San Diego County HomeDex™
September 2009 Summary Report
Single-Family Detached Homes

South San Diego County Zip Codes	Sept. 2009 Affordability	Sept. 2008 Affordability	September 2009 Median Price	% Price Chg. From Sept. 2008	Sept. 2009 Sold Listings	Median Days on Market Sept. 2009	Median Days on Market % Chg. from Aug. 2009
91902 - BONITA	19%	12%	\$530,000	-4%	6	26	-62%
91910 - CHULA VISTA	41%	19%	\$320,000	-27%	33	25	67%
91911 - CHULA VISTA	50%	21%	\$267,500	-34%	32	25	-2%
91913 - CHULA VISTA	33%	15%	\$381,000	-26%	59	24	-17%
91914 - CHULA VISTA	12%	6%	\$640,000	-21%	23	49	250%
91915 - CHULA VISTA	38%	12%	\$335,000	-39%	20	47	124%
91932 - IMPERIAL BEACH	48%	19%	\$279,625	-38%	7	72	19%
91950 - NATIONAL CITY	63%	21%	\$200,250	-51%	24	29	-13%
92154 - OTAY MESA	46%	18%	\$287,000	-38%	42	27	-27%
92173 - SAN YSIDRO	51%	20%	\$260,000	-40%	11	28	14%

San Diego County HomeDex™
September 2009 Summary Report
Single-Family Detached Homes

San Diego Metro Zip Codes	Sept. 2009 Affordability	Sept. 2008 Affordability	September 2009 Median Price	% Price Chg. From Sept. 2008	Sept. 2009 Sold Listings	Median Days on Market Sept. 2009	Median Days on Market % Chg. from Aug. 2009
92037 - LA JOLLA	3%	2%	\$1,525,000	-8%	19	63	75%
92093 - LA JOLLA	-	-	-	-	0	-	-
92101 - SAN DIEGO DOWNTOWN	-	12%	-	-	0	-	-
92102 - SAN DIEGO GOLDEN HILL	61%	58%	\$210,000	8%	11	66	132%
92103 - MISSION HILLS-HILLCREST-MIDTOWN	7%	7%	\$895,000	15%	5	19	73%
92104 - NORTH PARK	21%	24%	\$506,000	26%	8	44	132%
92105 - EAST SAN DIEGO	67%	53%	\$181,500	-16%	23	19	-21%
92106 - POINT LOMA	6%	4%	\$950,000	-3%	7	44	132%
92107 - OCEAN BEACH	17%	9%	\$565,000	-16%	9	48	269%
92108 - MISSION VALLEY	-	17%	-	-	0	-	-
92109 - PACIFIC BEACH	9%	7%	\$750,000	0%	16	69	93%
92110 - OLD TOWN	14%	12%	\$620,000	9%	8	16	-41%
92111 - LINDA VISTA	26%	23%	\$437,000	8%	16	14	-4%
92113 - LOGAN HEIGHTS	74%	66%	\$150,000	-8%	13	31	-5%
92114 - ENCANTO	67%	50%	\$184,150	-22%	52	18	-49%
92115 - SAN DIEGO	35%	32%	\$365,000	7%	23	20	-41%
92116 - NORMAL HEIGHTS	31%	20%	\$396,500	-12%	12	15	-19%
92117 - CLAIREMONT MESA	24%	22%	\$452,750	6%	22	16	-6%
92118 - CORONADO	3%	2%	\$1,245,000	-11%	11	75	-32%
92119 - SAN CARLOS	30%	22%	\$405,000	-5%	17	32	45%
92120 - DEL CERRO	24%	22%	\$462,500	9%	16	8	-90%
92121 - SORRENTO VALLEY	10%	8%	\$684,500	1%	4	22	159%
92122 - UNIVERSITY CITY	13%	9%	\$637,500	0%	11	28	300%
92123 - MISSION VALLEY	29%	22%	\$409,000	-5%	11	17	143%
92124 - TIERRASANTA	19%	14%	\$537,500	-1%	4	39	-26%
92126 - MIRA MESA	35%	28%	\$360,000	-3%	36	13	8%
92131 - SCRIPPS MIRAMAR	12%	8%	\$650,000	-12%	27	29	-60%
92139 - PARADISE HILLS	53%	46%	\$250,000	-1%	13	13	44%

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

ⁱⁱ HomeDex™ affordability percentages assume homeowners place 20 percent down and spend no more than a third of their income toward housing on the median-priced home – an amount earned by 33 percent of San Diego County households (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.

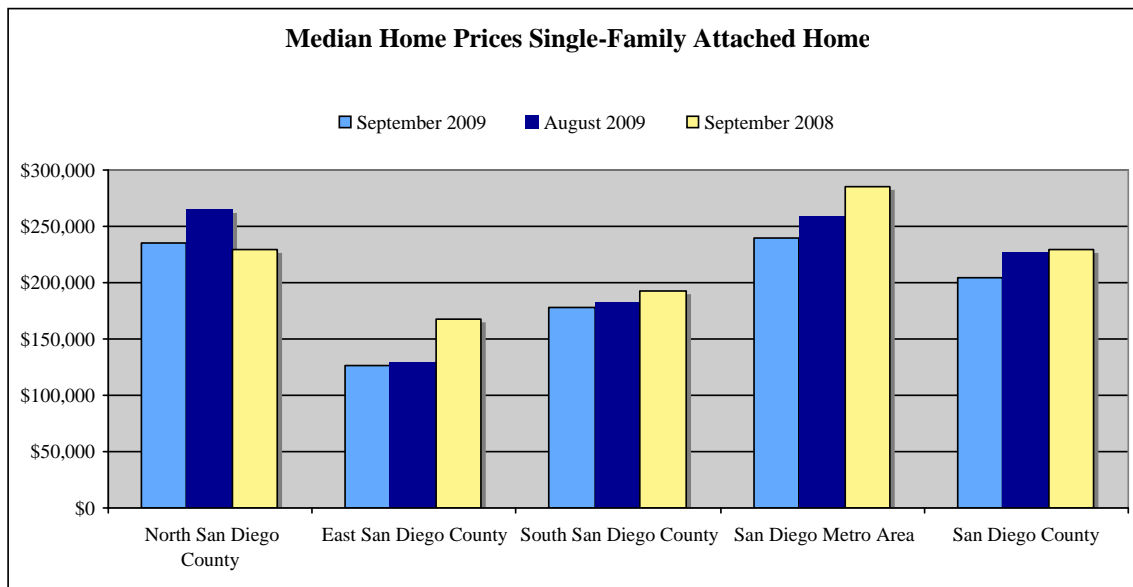
ⁱⁱⁱ See endnote 2.

^{iv} See endnote 2.

San Diego County HomeDex™ September 2009 Summary Report Single-Family Attached Homes

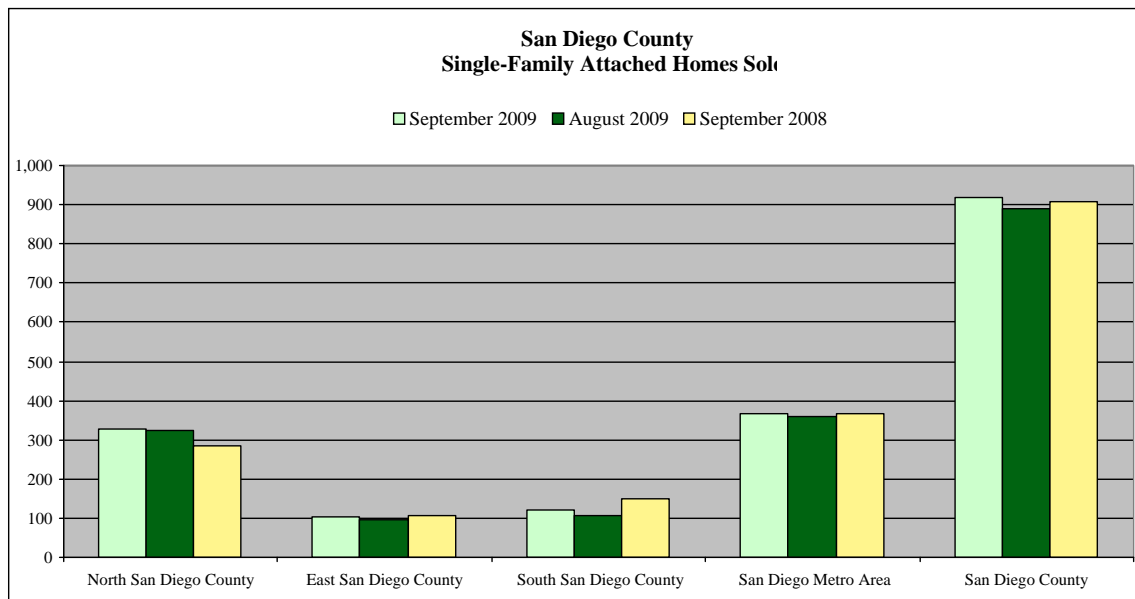
Single-Family Attached Home Prices by Region of San Diego County

- The median-priced single-family attached (SFA) home in San Diego County decreased 9.45 percent from \$226,288 in August 2009 to \$204,900 in September 2009. Year-over SFA median prices decreased 10.91 percent in the county from September 2008.ⁱ
- North San Diego County monthly median SFA home prices fell 10.98 percent from \$264,000 in August 2009 to \$235,000 in September 2009, with a 2.17 percent increase from September 2008. The SFA median price in East San Diego County fell 2.5 percent from \$130,000 in August 2009 to \$126,750 in September 2009, with a 24.1 percent year-over decrease from September 2008. The South County median SFA price decreased 2.47 percent to \$177,500 in September 2009 from \$182,000 in August 2009, with an 8.03 percent year-over decrease from September 2008. The San Diego Metro SFA median price declined 7.51 percent to \$240,000 in September 2009 from \$259,500 in August 2009, down 15.79 percent from September 2008.



San Diego County HomeDex™ September 2009 Summary Report Single-Family Attached Homes

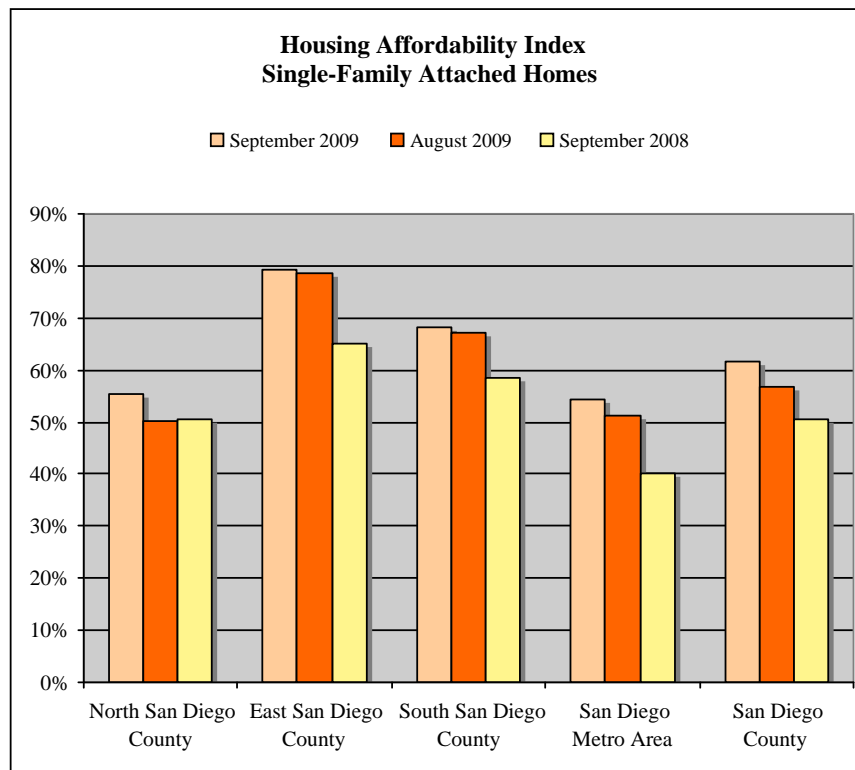
- The number of SFA homes sold increased 3.38 percent countywide in September 2009 from August 2009, and increased 1.1 percent year-over from September 2008.
- North San Diego County sold SFA units increased 1.23 percent in September 2009 from August 2009, and increased 15.09 percent from September 2008. East San Diego County sold SFA listings increased 5.15 percent in September 2009 from August 2009 but fell 3.77 percent from September 2008. South San Diego County sold SFA listings in September 2009 increased 12.15 percent from August 2009 and fell 19.46 from September 2008. San Diego Metro SFA listings in September 2009 increased 2.22 percent from August 2009, and remained at the same level as in September 2008.



San Diego County HomeDex™ September 2009 Summary Report Single-Family Attached Homes

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

- 62 percent of San Diego County households could afford the median-priced SFA home in the county during September 2009 according to the North San Diego County HomeDex™.ii
- San Diego Metro had an SFA HomeDex™ affordability level of 54 percent of county households able to afford the median-priced SFA home. The affordability percentage was 68 percent of county households able to afford the median-priced SFA home in South County. North County had an affordability percent of 55 for the median-priced SFA home, and East San Diego County reported an affordability level of 79 percent.



San Diego County HomeDex™
September 2009 Summary Report
Single-Family Attached Homes

	<i>Median Prices</i>			<i>Percent of Households Affording Median-Priced Home</i>	
	September 2009	September 2008	Percent change	September 2009	September 2008
North County	\$235,000	\$230,000	2.17%	55%	51%
East County	\$126,750	\$167,000	-24.10%	79%	65%
South County	\$177,500	\$193,000	-8.03%	68%	58%
Metro Area	\$240,000	\$285,000	-15.79%	54%	40%
All of San Diego County	\$204,900	\$230,000	-10.91%	62%	51%

San Diego County Housing Characteristics				
Single-Family Attached Homes – September 2009				
	North County	East County	Metro Area	South County
Median Price	\$235,000	\$126,750	\$240,000	\$177,500
Average Price	\$276,965	\$135,885	\$329,731	\$172,720
Median Price per Square Foot	\$212	\$131	\$256	\$142
Lowest-Priced Home Sold	\$45,200	\$38,500	\$50,000	\$55,000
Highest-Priced Home Sold	\$988,850	\$336,375	\$3,600,000	\$570,000
Number Units Sold	328	102	368	120
Total Sales	\$90,844,482	\$13,860,294	\$121,341,172	\$20,726,380
Median Days on Market	38	24	33	29
Median Square Feet	1,160	960	986	1,212
Median Number of Bedrooms	2	2	2	2
Median Number of Baths	2	2	2	2
Median Age of Homes Sold (yrs.)	24	24	25	17

Prepared for the North San Diego County Association of REALTORS® by Robert Brown, Ph.D.
 Department of Economics California State University, San Marcos. Inquiries may be directed to Robert Brown
 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™
September 2009 Summary Report
Single-Family Attached Homes

North San Diego County Zip Codes	Sept. 2009 Affordability ⁱⁱⁱ	Sept. 2008 Affordability	Sept. 2009 Median Price	% Price Chg. From September 2008	Sept. 2009 Sold Listings	Median Days on Market Sept. 2009	Median Days on Market % Chg. from Aug 2009
92003 - BONSALL	55%	70%	\$235,000	57%	1	21	-70%
92007 - CARDIFF	25%	32%	\$444,500	33%	6	66	52%
92008 - CARLSBAD	20%	27%	\$525,000	40%	8	160	40%
92009 - CARLSBAD	44%	36%	\$300,500	-2%	22	13	-67%
92010 - CARLSBAD	42%	25%	\$312,500	-21%	4	7	-42%
92011 - CARLSBAD	34%	22%	\$372,000	-12%	6	49	53%
92014 - DEL MAR	9%	13%	\$745,000	34%	7	79	-15%
92024 - ENCINITAS	26%	25%	\$441,250	13%	8	41	49%
92025 - ESCONDIDO	78%	77%	\$135,000	13%	10	25	-43%
92026 - ESCONDIDO	79%	77%	\$130,000	8%	21	19	-33%
92027 - ESCONDIDO	87%	78%	\$90,000	-23%	11	31	15%
92028 - FALLBROOK	63%	32%	\$200,500	-40%	2	119	-34%
92029 - ESCONDIDO	-	69%	-	-	0	-	-
92054 - OCEANSIDE	39%	32%	\$327,500	-2%	14	53	-20%
92056 - OCEANSIDE	65%	51%	\$191,000	-17%	23	20	-23%
92057 - OCEANSIDE	73%	70%	\$155,000	3%	29	35	67%
92059 - PALA	-	-	-	-	0	-	-
92061 - PAUMA VALLEY	-	-	-	-	0	-	-
92064 - POWAY	73%	43%	\$155,000	-43%	1	22	-80%
92065 - RAMONA	76%	78%	\$143,500	25%	2	79	274%
92067 - RANCHO SANTA FE	-	-	-	-	0	-	-
92068 - SAN LUIS REY	-	-	-	-	0	-	-
92069 - SAN MARCOS	78%	61%	\$131,000	-29%	13	51	264%
92075 - SOLANA BEACH	23%	7%	\$475,000	-41%	5	57	63%
92078 - SAN MARCOS	48%	49%	\$280,000	17%	20	30	-8%
92081 - VISTA	33%	38%	\$375,000	26%	1	4	-91%
92082 - VALLEY CENTER	-	-	-	-	0	-	-
92083 - VISTA	70%	79%	\$169,450	51%	12	43	93%
92084 - VISTA	78%	73%	\$132,900	-2%	7	55	293%
92091 - RANCHO SANTA FE	16%	-	\$577,500	-	2	94	-46%
92127 - RANCHO BERNARDO	55%	42%	\$239,500	-12%	16	47	-57%
92128 - RANCHO BERNARDO	48%	43%	\$275,000	2%	27	33	-26%
92129 - RANCHO PENASQUITOS	58%	52%	\$222,500	0%	16	42	115%
92130 - CARMEL VALLEY	29%	27%	\$411,250	10%	34	25	25%

Prepared for the North San Diego County Association of REALTORS® by Robert Brown, Ph.D.
 Department of Economics California State University, San Marcos. Inquiries may be directed to Robert Brown
 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™
September 2009 Summary Report
Single-Family Attached Homes

East San Diego County Zip Codes	Sept. 2009 Affordability	Sept. 2008 Affordability	Sept. 2009 Median Price	% Price Chg. From Sept. 2008	Sept. 2009 Sold Listings	Median Days on Market Sept. 2009	Median Days on Market % Chg. from Aug 2009
91901 - ALPINE	-	55%	-	-	0	-	-
91905 - BOULEVARD	-	-	-	-	0	-	-
91906 - CAMPO	-	-	-	-	0	-	-
91916 - DESCANSO	-	-	-	-	0	-	-
91917 - DULZURA	-	-	-	-	0	-	-
91931 - GUATAY	-	-	-	-	0	-	-
91934 - JACUMBA	-	-	-	-	0	-	-
91935 - JAMUL	-	-	-	-	0	-	-
91941 - LA MESA	78%	46%	\$135,000	-46%	5	68	-32%
91942 - LA MESA	70%	44%	\$169,860	-35%	5	94	32%
91945 - LEMON GROVE	83%	72%	\$111,170	-19%	5	13	-62%
91948 - MOUNT LAGUNA	-	-	-	-	0	-	-
91962 - PINE VALLEY	-	-	-	-	0	-	-
91963 - POTRERO	-	-	-	-	0	-	-
91977 - SPRING VALLEY	83%	72%	\$111,000	-21%	18	32	-43%
91978 - SPRING VALLEY	77%	67%	\$136,900	-13%	3	14	-
91980 - TECATE	-	-	-	-	0	-	-
92004 - BORREGO SPRINGS	-	-	-	-	0	-	-
92019 - EL CAJON	74%	54%	\$152,880	-26%	8	16	-84%
92020 - EL CAJON	86%	77%	\$95,000	-19%	21	19	-41%
92021 - EL CAJON	83%	70%	\$110,000	-24%	9	26	27%
92036 - JULIAN	-	-	-	-	0	-	-
92040 - LAKESIDE	77%	73%	\$140,000	3%	4	180	633%
92066 - RANCHITA	-	-	-	-	0	-	-
92070 - SANTA YSABEL	-	-	-	-	0	-	-
92071 - SANTEE	71%	57%	\$167,500	-15%	24	26	-61%
92086 - WARNER SPRINGS	-	-	-	-	0	-	-

San Diego County HomeDex™
September 2009 Summary Report
Single-Family Attached Homes

South San Diego County Zip Codes	Sept. 2009 Affordability	Sept. 2008 Affordability	Sept. 2009 Median Price	% Price Chg. From September 2008	Sept. 2009 Sold Listings	Median Days on Market Sept. 2009	Median Days on Market % Chg. from Aug 2009
91902 - BONITA	88%	78%	\$86,050	-25%	2	68	297%
91910 - CHULA VISTA	73%	54%	\$155,000	-27%	18	16	3%
91911 - CHULA VISTA	68%	69%	\$176,500	14%	14	33	91%
91913 - CHULA VISTA	61%	53%	\$207,500	-6%	28	21	-16%
91914 - CHULA VISTA	62%	49%	\$205,000	-15%	8	59	37%
91915 - CHULA VISTA	55%	45%	\$235,000	-9%	11	77	516%
91932 - IMPERIAL BEACH	65%	40%	\$191,500	-33%	8	71	-8%
91950 - NATIONAL CITY	87%	77%	\$91,000	-24%	8	43	124%
92154 - OTAY MESA	81%	63%	\$117,500	-32%	16	17	-44%
92173 - SAN YSIDRO	92%	78%	\$65,000	-43%	7	74	95%

San Diego County HomeDex™
September 2009 Summary Report
Single-Family Attached Homes

San Diego Metro Zip Codes	Sept. 2009 Affordability	Sept. 2008 Affordability	Sept. 2009 Median Price	% Price Chg. From September 2008	Sept. 2009 Sold Listings	Median Days on Market Sept. 2009	Median Days on Market % Chg. from Aug 2009
92037 - LA JOLLA	18%	19%	\$550,000	18%	23	35	-59%
92093 - LA JOLLA	-	-	-	-	0	-	-
92101 - SAN DIEGO DOWNTOWN	31%	20%	\$391,000	-15%	50	53	110%
92102 - SAN DIEGO GOLDEN HILL	75%	75%	\$145,000	12%	3	54	125%
92103 - MISSION HILLS-HILLCREST-MIDTOWN	38%	17%	\$339,500	-32%	16	48	4%
92104 - NORTH PARK	66%	54%	\$185,000	-12%	17	58	-2%
92105 - EAST SAN DIEGO	81%	87%	\$117,500	49%	16	24	23%
92106 - POINT LOMA	-	55%	-	-	0	-	-
92107 - OCEAN BEACH	63%	34%	\$200,000	-38%	6	36	50%
92108 - MISSION VALLEY	64%	51%	\$197,000	-13%	23	18	20%
92109 - PACIFIC BEACH	31%	21%	\$392,500	-9%	19	78	10%
92110 - OLD TOWN	54%	35%	\$240,000	-24%	10	15	107%
92111 - LINDA VISTA	85%	43%	\$100,000	-63%	18	12	-74%
92113 - LOGAN HEIGHTS	84%	68%	\$105,000	-33%	4	13	8%
92114 - ENCANTO	81%	-	\$118,000	-	2	81	173%
92115 - SAN DIEGO	84%	72%	\$105,550	-24%	30	48	146%
92116 - NORMAL HEIGHTS	69%	85%	\$174,500	102%	8	69	234%
92117 - CLAIREMONT MESA	46%	34%	\$287,000	-11%	10	13	-62%
92118 - CORONADO	3%	3%	\$1,241,000	10%	13	137	88%
92119 - SAN CARLOS	64%	64%	\$195,000	12%	6	81	800%
92120 - DEL CERRO	67%	55%	\$181,500	-12%	6	14	-50%
92121 - SORRENTO VALLEY	29%	-	\$408,000	-	3	15	-78%
92122 - UNIVERSITY CITY	47%	36%	\$281,000	-9%	24	79	91%
92123 - MISSION VALLEY	50%	27%	\$266,000	-30%	9	15	-49%
92124 - TIERRASANTA	38%	46%	\$335,000	31%	5	26	6%
92126 - MIRA MESA	65%	52%	\$189,900	-14%	18	36	100%
92131 - SCRIPPS MIRAMAR	39%	32%	\$329,500	-2%	12	30	0%
92139 - PARADISE HILLS	83%	65%	\$110,000	-35%	17	14	-56%

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

ⁱⁱ HomeDex™ 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 62 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.

ⁱⁱⁱ See footnote 2.



**Vista Administrative Offices &
Service Center**

906 Sycamore Ave., Suite 104
Vista, CA 92081
Phone: (760) 734-3971
Fax: (760) 734-3976

Escondido Service Center

1802 S. Escondido Blvd., Suite E
Escondido, CA 92025
Phone: (760) 745-2299
Fax: (760) 745-3842

Carsbad Service Center

6183 Paseo Del Norte, Ste. 150
Carlsbad, CA 92009
Phone: (760) 929-2100
Fax: (760) 929-2115

Carmel Valley Service Center

12707 High Bluff Drive, Suite 125
San Diego, CA 92130
Phone: (858) 350-1600
Fax: (858) 350-0380

Fallbrook Service Center

126 West Beech
Fallbrook, CA 92028
Phone: (760) 728-5811
Fax: (760) 728-0646

“Increasing the Success and Profitability of Those We Serve”