## JULY STATISTICS ATTACHED HOMES

		Current Ye				ar - 20	٧	Pre	viou	ious Year - 2010							Current Yea			ar - 20	Previous Year - 2010							
		SI LIST	OLD TINGS	AVG DAYS ON MARKET		MEDIAN PRICE*		SOLD LISTINGS		AVG DAYS ON MARKET		MEDIAN PRICE*					SOLD AVG DAYS ON LISTINGS MARKET			MEDIAN PRICE*		SOLD LISTINGS		AVG DAYS ON MARKET			MEDIAN PRICE*	
Zip Code	Market Area	Mth	YTD	Mth	YTD	Mth	YTD	Mth	YTD	Mth	YTD	Mth	YTD	Z	îp ode	Market Area	Mth	YTD	Mth	YTD	Mth	YTD	Mth	YTD	Mth	YTD	Mth	YTD
91901	Alpine	0	18	0	102	\$0	\$148,950	1	8	134	137	\$155,000	\$158,750		2064	Poway	5	28	123	85	\$267,000	\$267,500	2	25	43	56	\$247,450	\$275,000
91902	Bonita	3	12	181	107	\$112,000	\$128,450	4	- 11	73	75	\$195,750	\$141,500	9	2065	Ramona	4	14	77	87	\$107,575	\$141,975	4	27	139	100	\$198,250	\$160,000
91905	Boulevard	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0	9	2066	Ranchita	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0
91906	Campo	0	0	0	0	\$0	\$0	0	- 1	0	0	\$0	\$87,950	9	2067	Rancho Santa Fe	0	- 1	0	115	\$0	\$720,000	3	4	75	86	\$800,000	\$797,500
91910	Chula Vista	17	96	97	99	\$180,000	\$175,000	12	97	49	77	\$152,500	\$152,000		2068	San Luis Rey	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0
91911	Chula Vista	16	114	96	115	\$145,500	\$135,250	12	127	81	57	\$118,500	\$135,000	1 1 .	2069	San Marcos	8	65	91	101	\$126,750	\$136,000	10	74	82	68	\$182,500	\$140,000
91913	Chula Vista	21	156	107	120	\$185,000	\$192,200	32	186	157	103	\$212,000	\$219,000		2070	Santa Ysabel	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0
91914	Chula Vista	7	56	94	90	\$228,000	\$225,000	11	59	77	108	\$230,000	\$216,800		2071	Santee	23	149	112	81	\$165,000	\$179,000	15	133	106	81	\$200,000	\$190,000
91915	Chula Vista	18	104	112	135	\$231,500	\$222,975	17	123	107	114	\$230,000	\$235,000		2075	Solana Beach	8	51	163	111	\$462,000	\$510,000	8	54	73	67	\$650,000	\$642,500
91916	Descanso	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0		2078	San Marcos Vieto	18	136	94	99	\$247,500	\$250,250	19	131	90	74	\$286,000	\$285,000
91917	Dulzura	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0 \$0	1 1 .	2081	*1200		31	48	80	\$223,999	\$205,000	5	25	160	69	\$172,000	\$180,000
91931	Guatay	0	0	0	0	\$0	\$0	0	0	0	0	\$0	40		2082	Valley Center Vista	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0
91932	Imperial Beach	4	50 0	36	208	\$195,000	\$162,500	1 '	52	106	94	\$145,000	\$119,000		2083		6	42 23	93 43	143	\$128,342	\$171,000	5	59 37	87	66 88	\$182,000	\$175,000
91934 91935	Jacumba Jamul	0	0	0	0	\$0 \$0	\$0 \$0	0	0	0	0	\$0 \$0	\$0 \$0		2084 2086	Vista	5	0	43	103	\$259,000 \$0	\$162,500 \$0	8	0	152	0	\$153,500 \$0	\$162,000 \$0
91935	Jamui La Mesa	1	12	47	87	\$130,000	\$U \$137.500	0	30	71	106	\$155,000	\$U \$155.000		2086	Warner Springs Rancho Santa Fe	0	8	0	107	S0 S0	\$U \$525.000	3	10	45	113	\$U \$535.000	\$0 \$573.500
91941	La Mesa La Mesa	13	81	110	117	\$130,000	\$137,500	8	86	92	70	\$155,000	\$155,000		2101	San Diego Downtown	75	565	104	106	\$360,000	\$325,000	54	532	45 85	94	\$362,500	\$336,000
91945	La wesa Lemon Grove	4	25	212	97	\$86,500	\$105,000	5	22	41	69	\$112,500	\$107,250		2102	San Diego Downtown	3	40	231	89	\$190,000	\$147,500	8	50	116	87	\$189 500	\$122,500
91948	Mount Laguna	0	0	0	0	\$00,000	\$100,139	0	0	0	0	\$112,000	\$07,230		2102	Mission Hills	9	125	75	90	\$265,000	\$329,000	15	142	75	82	\$300,000	\$356.000
91950	National City	5	46	162	82	\$92,000	\$126.650	10	58	76	88	\$138,950	\$114.950		2103	North Park	11	111	113	87	\$155,000	\$167,000	13	118	69	76	\$150,000	\$199,000
91962	Pine Valley	0	2	0	77	\$0	\$19,250	0	1	0	412	\$0	\$35,000		2105	East San Diego	12	67	52	97	\$88,770	\$100,000	12	94	63	83	\$64.500	\$79,000
91963	Potrero	0	0	0	0	SO SO	\$0	0		0	0	50	\$0		2106	Point Loma	1	20	152	144	\$135,000	\$307.500	6	23	98	80	\$418.250	\$450,000
91977	Spring Valley	9	59	149	87	\$105.000	\$130,000	10	78	100	78	\$172,500	\$154,113	1 1 .	2107	Ocean Beach	11	52	68	91	\$292,500	\$270,000	5	50	108	64	\$308,000	\$304,500
91978	Spring Valley	2	8	64	44	\$147,250	\$145,500	3	12	14	112	\$140,000	\$139,000	9	2108	Mission Valley	28	169	66	90	\$203,000	\$198,000	18	178	62	77	\$310,000	\$262,500
91980	Tecate	0	0	0	0	S0	\$0	0	0	0	0	S0	\$0	9	2109	Pacific Beach	20	161	101	97	\$372.500	\$399,000	19	142	98	108	\$420,000	\$365,000
92003	Bonsall	2	15	140	104	\$132,450	\$120,000	3	18	50	74	\$181,170	\$141,000	9	2110	Old Town SD	10	81	103	81	\$217.500	\$219,000	13	102	44	79	\$195,000	\$267,500
92004	Borrego Springs	2	9	120	182	\$49,500	\$115,000	2	14	42	236	\$104,750	\$68,750	9	2111	Linda Vista	13	97	63	93	\$159,900	\$179,000	8	110	90	77	\$309,500	\$270,000
92007	Cardiff By The Sea	2	27	44	76	\$808,000	\$410,000	4	26	40	50	\$434,000	\$441,250	9	2113	Logan Heights	2	26	10	75	\$78,875	\$102,500	5	32	39	58	\$95,700	\$91,250
92008	Carlsbad	5	46	87	81	\$440,000	\$429,950	6	57	115	106	\$347,500	\$388,000	9	2114	Encanto	-1	15	24	106	\$208,000	\$172,500	4	12	58	77	\$79,000	\$187,500
92009	Carlsbad	21	132	97	90	\$280,000	\$285,000	20	149	117	73	\$343,500	\$325,000	9	2115	College Grove	-11	101	50	64	\$90,000	\$109,000	17	156	114	81	\$142,500	\$115,000
92010	Carlsbad	7	38	43	70	\$269,000	\$306,000	4	46	51	45	\$390,500	\$361,500	9	2116	Normal Heights	-11	78	42	82	\$123,000	\$150,750	12	129	65	90	\$146,000	\$165,000
92011	Carlsbad	10	44	101	80	\$357,700	\$392,500	9	49	77	49	\$475,000	\$457,000	9	2117	Clairemont Mesa	8	51	54	102	\$190,000	\$215,000	5	69	138	57	\$170,000	\$204,900
92014	Del Mar	5	35	184	109	\$580,000	\$515,000	6	30	42	83	\$244,090	\$489,500	9	2118	Coronado	-11	46	131	135	\$700,000	\$777,500	8	43	121	124	\$818,375	\$960,000
92019	El Cajon	7	75	50	83	\$189,000	\$170,000	3	81	160	56	\$245,000	\$170,000	9	2119	San Carlos	12	63	110	82	\$183,500	\$148,000	12	67	75	65	\$160,500	\$180,000
92020	El Cajon	-11	95	63	81	\$107,000	\$105,000	13	110	102	104	\$115,000	\$100,000	9	2120	Del Cerro	-11	75	74	64	\$136,000	\$150,000	9	66	66	82	\$230,000	\$215,000
92021	El Cajon	9	97	74	87	\$128,000	\$110,000	13	96	118	85	\$115,000	\$130,000	9	2121	Sorrento	-1	19	22	71	\$363,000	\$350,000	- 1	21	33	63	\$531,000	\$384,000
92024	Encinitas	13	99	92	73	\$327,500	\$360,000	7	99	23	64	\$356,000	\$419,000		2122	University City	25	177	97	102	\$375,000	\$239,900	17	156	92	82	\$290,900	\$283,000
92025	Escondido	7	58	53	117	\$125,000	\$129,950	8	55	88	71	\$152,000	\$123,000		2123	Serra Mesa	-11	69	88	98	\$212,000	\$212,000	14	82	90	72	\$158,500	\$206,250
92026	Escondido	6	91	91	95	\$103,950	\$122,000	18	113	110	68	\$108,500	\$138,000		2124	Tierrasanta	5	52	92	70	\$315,000	\$260,000	2	36	43	52	\$311,000	\$360,900
92027	Escondido	7	55	34	71	\$107,850	\$95,000	4	68	115	82	\$109,250	\$105,250		2126	Mira Mesa	14	128	101	72	\$165,000	\$188,000	19	165	79	84	\$214,000	\$215,000
92028	Fallbrook	2	13	9	79	\$94,000	\$172,000	4	15	126	62	\$139,950	\$200,000		2127	Rancho Bernardo	15	116	61	86	\$199,000	\$229,450	19	141	50	74	\$350,000	\$265,000
92029	Escondido	0	7	0	134	\$0	\$150,000	1	12	4	69	\$172,000	\$171,000		2128	Rancho Bernardo	28	217	92	91	\$242,700	\$240,000	29	249	85	69	\$242,350	\$273,000
92036	Julian	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0	-	2129	Rancho Penasquitos	17	100	73	96	\$185,000	\$190,000	12	128	56	60	\$315,000	\$215,300
92037	La Jolla	24	149	111	103	\$422,500	\$461,000	16	168	55	90	\$593,125	\$531,450		2130	Carmel Valley	14	130	59	77	\$406,500	\$400,000	20	150	49	72	\$450,500	\$417,500
92040	Lakeside	7	43	30	98	\$93,000	\$93,000	13	67	120	88	\$98,000	\$98,000		2131	Scripps Miramar	16	100	70	85	\$316,000	\$309,000	22	130	52	55	\$312,500	\$340,000
92054	Oceanside	11	74	94	107	\$326,000	\$327,500	15	109	89	74	\$303,000	\$314,000		2134	San Diego Downtown	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0
92056	Oceanside	20	150	91		\$173,000	\$185,250	14	146	118	74	\$172,135	\$199,000		2139	Paradise Hills	16	98	84	115	\$150,000	\$150,000	14	108	89	87	\$162,500	\$156,000
92057	Oceanside	26 7	171	97	88	\$141,000	\$145,000	29	184	70	92	\$140,000	\$143,000		2145	Miramar	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0
92058	Oceanside Pala	7	75 0	77	99	\$145,000 \$0	\$155,000 \$0	9	59 0	143	85 0	\$150,000 \$0	\$162,500 \$0		2154 2161	Otay Mesa La Jolla	10	85 0	105	92	\$130,000 \$0	\$155,000 \$0	15	131	110	92 0	\$175,000 \$0	\$155,000 \$0
92060	Pala Palomar Mountain	0	0	0	0	\$0 \$0	\$U \$0	0	0	0	0	S0 S0	\$0 \$0	1 1 .	2161	La Jolla San Ysidro	5	40	43	89	\$98,000	\$U \$111,500	7	66	44	76	\$100,000	\$99.050
92060	Paiomar Mountain Paiima Valley	0	4	0	155	\$0 \$0	\$186.000	0	2	0	104		\$U \$443.500						43	93	\$90,000	\$111,000	-		44	/6	\$100,000	\$99,000
92061	raulta valley	U	4	U	100	\$0	\$100,000	U	- 4	U	104	\$0	\$443,000		GROUP	TOTAL COUNTS:	854	6263					870	6981				

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"The median home price is the price where half of the homes sold for more and half sold for less. It is a more typical price measure than average, which can be skewed high by a relative handful of million-dollar plus is

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VA News You Need

## **Appraisal Repairs**

When asked about the biggest concern regarding VA loans, the #1 answer from agents is appraisal repairs.

VA does require a home be Safe. Sound, and Sanitary with those terms being defined about as obviously as you'd hope. So if you think something isn't safe, sound, or sanitary, neither will the appraiser and it'll need to be fixed prior to close. Appliances follow the real/personal property rules. Real property needs to be there, personal property (refrigerator for example) does not.

If you have any concerns over a particular properties condition, please give us a call.

For more details on this and other critical VA information please visit us at:

www.MilitaryHomePrograms.com or email us at: Info@MilitaryHomePrograms.com