## SEPTEMBER STATISTICS ATTACHED HOMES

		Current Year - 2					11	Pre	evious Year - 2010								Cu	rrent Year - 2011				Previous Year				ar - 20	2010	
		SOLD LISTINGS		AVG DAYS ON MARKET		MEDIAN PRICE*		SOLD LISTINGS		AVG DAYS ON MARKET			MEDIAN PRICE*				SOLD LISTINGS		AVG DAYS ON 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	ĺ	Zip Code	Market Area	Mth	YTD	Mth	YTD	Mth	YTD	Mth	YTD	Mth	YTD	Mth	YTD
91901	Alpine	2	22	32	98	\$104,500	\$114,000	1	10	171	139	\$230,000	\$162,250	l i	92064	Poway	7	38	72	82	\$195,000	\$261,500	5	34	44	59	\$308,500	\$297,450
91902	Bonita	2	19	188	105	\$138,750	\$137,000	1	16	5	58	\$160,000	\$148,250		92065	Ramona	3	20	79	98	\$155,000	\$148,200	1	33	95	96	\$85,800	\$160,000
91905	Boulevard	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0		92066	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		92067	Rancho Santa Fe	0	2	0	111	\$0	\$1,035,000	0	4	0	86	\$0	\$797,500
91910	Chula Vista	9	121	111	95	\$185,000	\$175,000	12	133	118	81	\$170,000	\$155,000		92068	San Luis Rey	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0
91911	Chula Vista	13	147	135	116	\$175,000	\$140,000	17	165	76	61	\$150,000	\$140,000		92069	San Marcos	4	74	60	95	\$125,750	\$135,500	7	94	105	68	\$180,000	\$138,750
91913	Chula Vista	18	193	95	122	\$195,250	\$194,000	21	225	91	102	\$222,000	\$217,000		92070	Santa Ysabel	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0
91914	Chula Vista	6	66	63	89	\$198,000	\$225,000	11	79	75	113	\$230,000	\$220,000		92071	Santee	9	174	60	82	\$220,000	\$180,000	21	174	101	84	\$185,000	\$190,000
91915	Chula Vista	13	130	85	126	\$228,000	\$227,000	10	156	50	113	\$253,000	\$235,000		92075	Solana Beach	5	64	45	107	\$650,000	\$567,750	3	65	60	66	\$630,000	\$630,000
91916	Descanso Dulzura	0	0	0	0	\$0 \$0	\$0 \$0	0	0	0	0	\$0	\$0 \$0		92078	San Marcos Vista	21 5	185 45	108 73	101	\$260,000 \$236,500	\$250,000	19	167 33	134 28	79 63	\$261,500	\$284,101
91917 91931	Gustav	0	0	0	0	SO SO	\$0 \$0	0	0	0	0	\$0 \$0	\$U \$D		92082	Vista Valley Center	0	45	0	73 0	\$230,500 \$0	\$197,000 \$0	0	0	0	0.0	\$159,000 \$0	\$184,000 \$0
91931	Imperial Reach	7	62	119	187	\$103,500	\$151,500	5	68	73	92	\$100,000	\$115.000		92083	Valley Center Vista	4	53	79	128	\$165,250	\$165,000	5	70	80	66	\$181.000	\$177.000
91934	Jacumha	0	0.2	0	0	\$103,300	\$131,300	0	00	0	0	\$100,000	\$115,000		92084	Vista	7	32	86	100	\$170,000	\$166,250	5	45	78	88	\$149,000	\$162,000
91935	Jamul	0	0	0	0	SO SO	so so	0	0	0	0	S0	so so		92086	Warner Springs	,	0	00	0	\$170,000	\$100,200	0	0	0	0	\$145,000	\$102,000
91941	La Mesa	2	20	89	82	\$124,000	\$145,000	1	35	13	103	\$180,000	\$155,000		92091	Rancho Santa Fe	0	9	0	122	SO SO	\$535,000	0	10	0	113	SO.	\$573.500
91942	La Mesa	13	112	103	115	\$140,000	\$165,000	10	109	116	79	\$187,500	\$190,000		92096	San Marcos	0	0	0	0	\$0	\$0	0	0	0	0	\$0 \$0	\$0
91945	Lemon Grove	4	30	43	87	\$102,000	\$105.080	2	26	84	75	\$100,750	\$104,000		92101	San Diego Downtown	64	740	78	100	\$324,500	\$335,000	74	701	102	96	\$374.950	\$334,000
91948	Mount Laguna	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0		92102	San Diego	7	50	73	83	\$128,000	\$145,000	6	59	53	83	\$205,750	\$135,000
91950	National City	6	59	57	77	\$156,500	\$130,000	8	72	132	97	\$205,000	\$119,950		92103	Mission Hills	18	167	93	89	\$328,750	\$324,000	17	174	118	88	\$329,000	\$358,500
91962	Pine Valley	1	3	28	60	\$13,000	\$18,000	1	2	50	231	\$25,000	\$30,000		92104	North Park	16	149	89	87	\$175,250	\$166,500	11	144	66	77	\$199,000	\$198,500
91963	Potrero	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0		92105	East San Diego	-11	86	56	92	\$75,000	\$97,500	12	117	61	79	\$101,500	\$79,900
91977	Spring Valley	8	84	63	91	\$128,750	\$122,500	10	102	42	78	\$132,500	\$149,950		92106	Point Loma	3	30	53	120	\$120,500	\$334,000	4	27	93	82	\$287,500	\$436,500
91978	Spring Valley	2	10	172	69	\$152,555	\$145,500	- 1	14	13	99	\$210,000	\$140,000		92107	Ocean Beach	12	69	105	96	\$275,500	\$270,000	4	63	106	73	\$250,000	\$300,000
91980	Tecate	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0		92108	Mission Valley	15	211	105	101	\$174,000	\$200,000	16	234	88	77	\$259,000	\$255,000
92003	Bonsall	2	17	63	99	\$153,500	\$120,000	-1	25	42	63	\$221,500	\$135,000		92109	Pacific Beach	25	205	87	97	\$390,000	\$391,000	7	168	112	106	\$400,000	\$387,500
92004	Borrego Springs	0	10	0	165	\$0	\$97,500	- 1	15	182	232	\$37,500	\$65,000		92110	Old Town SD	13	110	117	86	\$200,000	\$211,150	6	122	122	79	\$265,500	\$275,000
92007	Cardiff By The Sea	6	36	51	69	\$426,458	\$412,500	6	38	36	47	\$482,500	\$441,250		92111	Linda Vista	10	123	94	98	\$345,000	\$187,000	11	142	46	82	\$242,000	\$272,500
92008	Carlsbad	2	55	71	88	\$273,950	\$406,000	5	69	37	101	\$455,000	\$385,500		92113	Logan Heights	4	33	137	80	\$94,000	\$100,000	4	39	56	58	\$136,250	\$90,000
92009	Carlsbad	20	171	106	92	\$292,500	\$285,000	16	195	64	75	\$323,747	\$322,000		92114	Encanto	2	17	52	99	\$167,000	\$170,000	2	15	118	78	\$124,550	\$169,100
92010	Carlsbad	7	54	57	67	\$374,000	\$299,500	5	59	49 145	49	\$380,000 \$520,000	\$360,500		92115	College Grove	19	146	101	67	\$129,900	\$110,000	22	207	94	85	\$112,500 \$160,000	\$115,000
92011	Carlsbad Del Mar	8	61 44	88 105	84 107	\$386,500 \$570,000	\$385,000 \$552,500	1 4	55 36	145 98	48 87	\$520,000 \$222,500	\$426,000 \$469,500		92116 92117	Normal Heights Clairemont Mesa	10	111 64	77 99	80 124	\$179,000 \$195,000	\$160,000 \$197,500	11	152 81	100	91 61	\$160,000	\$165,000 \$204,900
92014	El Caion	8	97	146	95	\$192,500	\$173,000	8	99	190	70	\$222,500	\$469,500		92118	Connector	8	65	77	127	\$735,000	\$197,500	5	60	96	111	\$2,096,230	\$204,900
92020	El Cajon	12	121	48	78	\$101,500	\$105,000	16	147	161	116	\$105,500	\$170,000		92119	San Carlos	9	84	68	83	\$170,000	\$151 118	7	79	55	68	\$155,000	\$170.000
92020	El Cajon	11	118	162	92	\$90,000	\$103,000	13	128	73	84	\$115,000	\$100,000		92120	Del Cerro	8	95	81	67	\$170,605	\$145,000	7	82	215	96	\$122,500	\$174,250
92024	Encinitas	16	134	98	78	\$344,950	\$377,500	8	117	51	69	\$412,500	\$410,000		92121	Sorrento	0	24	0	66	Sn Sn	\$352 500	1	24	140	65	\$325,000	\$380,250
92025	Escondido	6	69	68	108	\$92.250	\$125,000	4	71	166	72	\$135,000	\$125,000		92122	University City	19	224	96	102	\$312,500	\$248 500	19	201	94	82	\$270,500	\$281,000
92026	Escondido	7	105	22	89	\$191,000	\$122,000	10	136	91	68	\$106,500	\$131,000		92123	Serra Mesa	5	81	124	99	\$294,500	\$215,000	5	96	37	73	\$335,000	\$199,500
92027	Escondido	4	68	81	74	\$150,000	\$99,875	9	88	60	80	\$130,000	\$109,880		92124	Tierrasanta	8	63	91	73	\$270,000	\$265,000	7	49	72	52	\$348,000	\$359,900
92028	Fallbrook	2	15	180	92	\$184,500	\$175,000	-1	18	80	62	\$70,875	\$185,000		92126	Mira Mesa	23	171	68	69	\$175,000	\$185,000	16	196	71	83	\$228,750	\$215,000
92029	Escondido	1	8	184	130	\$175,000	\$161,000	-1	14	64	69	\$270,000	\$171,000		92127	Rancho Bernardo	8	145	130	89	\$243,750	\$229,900	15	176	115	77	\$350,000	\$268,000
92036	Julian	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0		92128	Rancho Bernardo	20	276	110	89	\$236,375	\$240,000	37	322	87	73	\$250,000	\$264,950
92037	La Jolla	23	197	122	105	\$756,000	\$487,000	18	212	90	88	\$435,000	\$501,500		92129	Rancho Penasquitos	17	140	78	97	\$208,500	\$189,950	10	154	128	66	\$183,500	\$213,000
92040	Lakeside	5	61	273	120	\$106,000	\$94,900	9	87	78	82	\$134,900	\$100,000		92130	Carmel Valley	24	172	110	79	\$375,000	\$395,000	15	198	66	73	\$350,500	\$410,000
92054	Oceanside	7	90	161	109	\$265,000	\$323,000	12	132	137	81	\$302,500	\$314,400		92131	Scripps Miramar	12	126	67	79	\$245,000	\$306,500	12	160	34	54	\$365,000	\$334,500
92056	Oceanside	21	201	86	83	\$162,500	\$185,000	25	194	63	74	\$185,000	\$205,000		92134	San Diego Downtown	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0
92057	Oceanside	20	213	76	84	\$150,000	\$145,000	32	252	95	94	\$152,750	\$145,000		92139	Paradise Hills	9	117	84	111	\$184,000	\$153,450	10	133	120	96	\$124,000	\$155,000
92058	Oceanside	10	92	55	96	\$169,950	\$155,900	6	76	69	83	\$152,500	\$160,500		92145	Miramar	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0
92059	Pala	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0		92154	Otay Mesa	12	115	74	93	\$151,000	\$153,500	24	171	103	97	\$175,500	\$155,000
92060	Palomar Mountain	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0	l	92173	San Ysidro	6	60	39	78	\$79,250	\$105,000	5	83	103	79	\$86,100	\$98,100
92061	Pauma Valley	0	4	0	155	\$0	\$186,000	0	3	0	149	\$0	\$337,000		GROU	P TOTAL COUNTS:	794	8084					798	8837				

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## **QUESTIONS ABOUT VA LOANS?**

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VA News You Need

## Automated Underwriting for VA tightening up in December

The automated underwriting system that nearly all lenders use is tightening up their criteria for when a VA loar will receive an "Approve" status on December 17th

If you are writing or accepting an offer based on a pre-approval that predates Dec 17<sup>th</sup>, but will close after that date, you will want to ensure that pre-approval is ready for this switch.

Files processed prior to Dec 17th will be grandfathered, but if anything significant changes on them, it can trigger the new rules. Yes, your deal that's a week from closing could end up denied if the buyer's lender isn't on top of this!

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

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