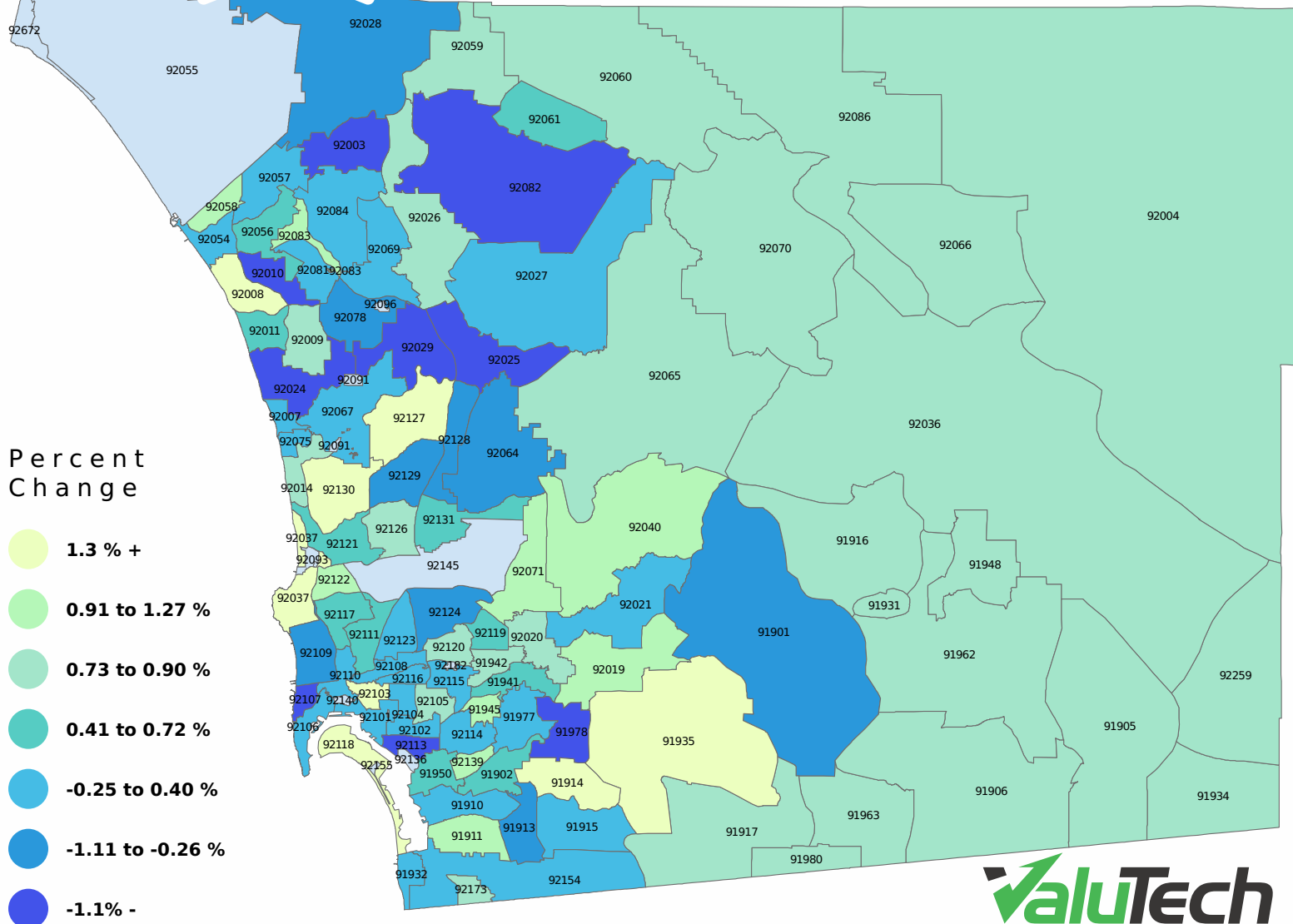


TOP
10

BEST PERFORMING COMMUNITIES

San Diego County

June 2020



ValuTech
VALUATION TECHNOLOGY
A Better Value

↑ TOP PERFORMING MARKETS

1	Carlsbad NW, Olde Carlsbad	4.22%
2	La Jolla	3.10%
3	Rancho Bernardo W, 4S Ranch	2.21%
4	Chula Vista NE, San Miguel Rnch	2.08%
5	Jamul	1.44%
6	Carmel Valley	1.42%
7	Hillcrest, Mission Hills	1.38%
8	Coronado	1.37%
9	Oceanside (Central)	1.27%
10	Vista W	1.24%

↓ BOTTOM PERFORMING MARKETS

1	Bonsall	-3.54%
2	Escondido W	-2.59%
3	Rancho San Diego	-2.34%
4	Valley Center	-2.28%
5	Ocean Beach	-1.83%
6	Escondido S	-1.72%
7	Encinitas	-1.31%
8	Logan Heights	-1.14%
9	Carlsbad NE, Calaveras Hills	-1.12%
10	Fallbrook	-0.98%

San Diego County's 10 highest and lowest appreciating communities based on monthly median price change.



Valuation Technology Inc. (ValuTech), a residential real estate valuation and analytics company providing a suite of innovative valuations built on proprietary technology. Products designed to meet critical business needs by bringing accuracy, consistency, efficiency, cost savings and compliance to the valuation of real estate.

Monthly Percent Change

The percent changes provides a simple measure of change in median prices at the community level; it is useful tool for understanding the price changes of properties that have transacted. The monthly median price is based on the median price for all sales in the prior 12 months ending as of the report month. The percent change is based on the change in median price from the prior month's median price.

		Homes				Condominiums			
Neighborhood	Zip Code	% Change	Current \$	Prior \$	Monthly Sales	% Change	Current \$	Prior \$	Monthly Sales
Alpine	91901	-0.75 %	\$665,000	\$670,000	8	0.00 %	\$319,000	\$319,000	1
Bonita	91902	+0.67 %	\$745,000	\$740,000	6	+0.72 %	\$345,000	\$342,500	1
Chula Vista N	91910	+0.09 %	\$580,000	\$579,450	18	-1.71 %	\$345,000	\$351,000	4
Chula Vista S	91911	+0.94 %	\$535,000	\$530,000	13	+2.17 %	\$352,500	\$345,000	4
Chula Vista E, Otay Ranch	91913	-0.64 %	\$621,000	\$625,000	11	+0.68 %	\$405,000	\$402,250	15
Chula Vista NE, San Miguel Rnch	91914	+2.08 %	\$758,000	\$742,500	6	+1.30 %	\$428,000	\$422,500	3
Chula Vista SE, East Lake	91915	+0.38 %	\$649,500	\$647,000	6	-0.23 %	\$441,000	\$442,000	5
Imperial Beach	91932	+0.40 %	\$618,750	\$616,250	2	+3.91 %	\$465,000	\$447,500	4
Jamul	91935	+1.44 %	\$700,000	\$690,000	7	--	--	--	0
La Mesa, Mt. Helix	91941	+0.72 %	\$690,000	\$685,000	23	+5.61 %	\$343,250	\$325,000	2
La Mesa, Grossmont	91942	+0.85 %	\$590,000	\$585,000	15	+1.62 %	\$376,000	\$370,000	10
Lemon Grove	91945	+1.02 %	\$495,000	\$490,000	12	-0.32 %	\$315,000	\$316,000	1
National City	91950	+0.53 %	\$467,500	\$465,000	10	-0.51 %	\$298,000	\$299,500	3
Spring Valley	91977	0.00 %	\$510,000	\$510,000	27	+0.51 %	\$295,000	\$293,500	2
Rancho San Diego	91978	-2.34 %	\$577,700	\$591,500	3	+1.01 %	\$323,000	\$319,750	1
Bonsall	92003	-3.54 %	\$750,000	\$777,500	3	--	--	--	0
Cardiff	92007	-0.17 %	\$1,475,000	\$1,477,500	6	+2.22 %	\$802,500	\$785,000	2
Carlsbad NW, Olde Carlsbad	92008	+4.22 %	\$987,000	\$947,000	11	+0.75 %	\$665,000	\$660,000	7
Carlsbad SE, La Costa	92009	+0.88 %	\$1,135,000	\$1,125,000	36	-0.99 %	\$505,000	\$510,000	21
Carlsbad NE, Calaveras Hills	92010	-1.12 %	\$840,000	\$849,500	11	-1.30 %	\$569,000	\$576,443	3
Carlsbad SW, Aviara	92011	+0.63 %	\$1,195,000	\$1,187,500	15	-0.54 %	\$651,500	\$655,000	2
Del Mar	92014	+0.74 %	\$2,020,000	\$2,005,000	7	-0.14 %	\$1,087,000	\$1,088,500	3
El Cajon, Granite Hills	92019	+0.93 %	\$651,000	\$645,000	19	-1.58 %	\$344,500	\$350,000	7
El Cajon, Fletcher Hills	92020	+0.86 %	\$580,000	\$575,000	18	-0.10 %	\$266,000	\$266,250	5
El Cajon	92021	+0.09 %	\$530,000	\$529,500	21	-0.86 %	\$290,000	\$292,500	4
Encinitas	92024	-1.31 %	\$1,327,500	\$1,345,000	14	0.00 %	\$630,000	\$630,000	4
Escondido S	92025	-1.72 %	\$632,000	\$643,000	22	0.00 %	\$324,000	\$324,000	2
Escondido N	92026	+0.87 %	\$575,000	\$570,000	31	+1.85 %	\$275,000	\$270,000	1
Escondido E	92027	0.00 %	\$533,000	\$533,000	33	-0.53 %	\$285,000	\$286,500	5
Fallbrook	92028	-0.98 %	\$609,000	\$615,000	43	--	--	--	0
Escondido W	92029	-2.59 %	\$755,000	\$775,000	15	-3.29 %	\$367,500	\$380,000	1
La Jolla	92037	+3.10 %	\$2,227,000	\$2,160,000	20	+2.08 %	\$735,000	\$720,000	10
Lakeside	92040	+0.91 %	\$550,000	\$545,000	25	+0.19 %	\$255,000	\$254,500	4
Oceanside S, Fire Mtn.	92054	0.00 %	\$740,000	\$740,000	10	-3.34 %	\$580,000	\$600,000	11
Oceanside E, Rancho Del Oro	92056	+0.55 %	\$583,750	\$580,500	30	+3.11 %	\$413,500	\$401,000	7
Oceanside N	92057	+0.17 %	\$587,000	\$586,000	35	-1.35 %	\$330,500	\$335,000	7
Oceanside (Central)	92058	+1.27 %	\$557,000	\$550,000	12	0.00 %	\$365,000	\$365,000	5
Pauma Valley	92061	+0.62 %	\$485,000	\$482,000	2	0.00 %	\$415,000	\$0	1
Poway	92064	-0.26 %	\$793,000	\$795,000	29	+1.99 %	\$460,000	\$451,000	1
Ramona	92065	+0.75 %	\$570,500	\$566,250	26	+1.37 %	\$349,750	\$345,000	3
Rancho Santa Fe	92067	0.00 %	\$2,500,000	\$2,500,000	10	--	--	--	0
San Marcos N	92069	+0.40 %	\$622,500	\$620,000	19	+0.62 %	\$399,990	\$397,495	6
Santee	92071	+0.99 %	\$560,500	\$555,000	23	+0.32 %	\$383,750	\$382,500	9
Solana Beach	92075	+0.17 %	\$1,550,500	\$1,547,750	2	-5.58 %	\$830,000	\$879,000	6
San Marcos S, San Elijo Hills	92078	-0.65 %	\$775,000	\$780,000	21	0.00 %	\$467,000	\$467,000	9
Vista S, Shadowridge	92081	+0.40 %	\$612,500	\$610,000	16	+1.19 %	\$339,000	\$335,000	3
Valley Center	92082	-2.28 %	\$645,000	\$660,000	8	--	--	--	0
Vista W	92083	+1.24 %	\$527,500	\$521,000	9	0.00 %	\$360,000	\$360,000	3
Vista E	92084	+0.24 %	\$612,500	\$611,000	27	0.00 %	\$365,000	\$365,000	2
Downtown	92101	--	--	--	0	0.00 %	\$540,000	\$540,000	38

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		Homes				Condominiums			
Neighborhood	Zip Code	% Change	Current \$	Prior \$	Monthly Sales	% Change	Current \$	Prior \$	Monthly Sales
Golden Hill	92102	0.00 %	\$574,500	\$574,500	7	+0.31 %	\$323,500	\$322,500	6
Hillcrest, Mission Hills	92103	+1.38 %	\$1,100,000	\$1,085,000	9	+0.94 %	\$535,000	\$530,000	10
North Park	92104	-0.20 %	\$765,000	\$766,500	15	-0.51 %	\$395,000	\$397,000	14
City Heights	92105	+0.84 %	\$475,500	\$471,500	17	-1.00 %	\$247,500	\$250,000	4
Point Loma	92106	0.00 %	\$1,200,000	\$1,200,000	12	0.00 %	\$655,000	\$655,000	4
Ocean Beach	92107	-1.83 %	\$1,129,000	\$1,150,000	6	-0.41 %	\$495,000	\$497,000	9
Mission Valley	92108	--	--	--	0	+0.25 %	\$390,000	\$389,000	16
Mission Beach, Pacific Beach	92109	-0.37 %	\$1,350,000	\$1,355,000	10	+2.07 %	\$639,000	\$626,000	22
Morena	92110	0.00 %	\$908,750	\$908,750	5	-1.60 %	\$432,000	\$439,000	10
Linda Vista	92111	+0.43 %	\$690,000	\$687,000	13	+2.57 %	\$399,000	\$389,000	11
Logan Heights	92113	-1.14 %	\$435,000	\$440,000	5	0.00 %	\$295,000	\$295,000	2
Encanto	92114	0.00 %	\$485,000	\$485,000	28	--	--	--	0
College Area, Rolando	92115	0.00 %	\$625,000	\$625,000	27	-0.88 %	\$297,375	\$300,000	15
Kensington, Normal Heights	92116	0.00 %	\$770,000	\$770,000	13	+3.54 %	\$409,000	\$395,000	8
Clairemont	92117	+0.54 %	\$734,000	\$730,000	30	-0.13 %	\$387,000	\$387,500	7
Coronado	92118	+1.37 %	\$2,025,000	\$1,997,500	7	+3.64 %	\$1,407,500	\$1,358,000	7
San Carlos	92119	+0.43 %	\$685,000	\$682,000	10	+0.07 %	\$325,250	\$325,000	6
Allied Gardens, Del Cerro	92120	+0.86 %	\$731,300	\$725,000	16	-3.48 %	\$333,000	\$345,000	4
Sorrento Valley	92121	--	--	--	0	--	--	--	0
University City	92122	+1.12 %	\$943,500	\$933,000	2	+0.18 %	\$529,500	\$528,500	12
Serra Mesa	92123	0.00 %	\$650,000	\$650,000	7	0.00 %	\$485,000	\$485,000	5
Tierrasanta	92124	-0.34 %	\$750,000	\$752,500	8	-0.11 %	\$489,000	\$489,500	2
Mira Mesa	92126	+0.75 %	\$665,000	\$660,000	17	+1.29 %	\$390,000	\$385,000	6
Rancho Bernardo W, 4S Ranch	92127	+2.21 %	\$1,200,000	\$1,174,000	38	-3.25 %	\$499,750	\$516,500	10
Rancho Bernardo E	92128	-0.40 %	\$753,500	\$756,500	20	+0.86 %	\$464,000	\$460,000	21
Rancho Penasquitos	92129	-0.60 %	\$840,000	\$845,000	17	+0.51 %	\$387,000	\$385,000	3
Carmel Valley	92130	+1.42 %	\$1,420,000	\$1,400,000	24	-1.48 %	\$633,000	\$642,500	13
Scripps Ranch	92131	+0.72 %	\$1,002,250	\$995,000	19	+0.10 %	\$500,000	\$499,500	11
Paradise Hills	92139	+1.00 %	\$505,000	\$500,000	8	+0.26 %	\$378,000	\$377,000	1
Oray Mesa, Nestor, Ocean Hills	92154	+0.18 %	\$534,000	\$533,000	12	+0.26 %	\$381,000	\$380,000	9
San Ysidro	92173	+0.89 %	\$509,500	\$505,000	2	+0.61 %	\$246,500	\$245,000	2
Rural East County		+0.90 %	\$389,000	\$339,500	21	--	--	--	0

The Rural East County area is comprised of the communities of Dulzura (91917), Guatay (91931), Mount Laguna (91948), Potrero (91963), Tecate (91980), Pala (92059), Ranchita (92066), Boulevard (91905), Campo (91906), Descanso (91916), Jacumba (91934), Pine Valley (91962), Borrego Springs (92004), Julian (92036), Palomar Mtn (92060), Santa Ysabel (92070), Ocotillo (92259), Aguanga (92536), Warner Springs (92086)

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