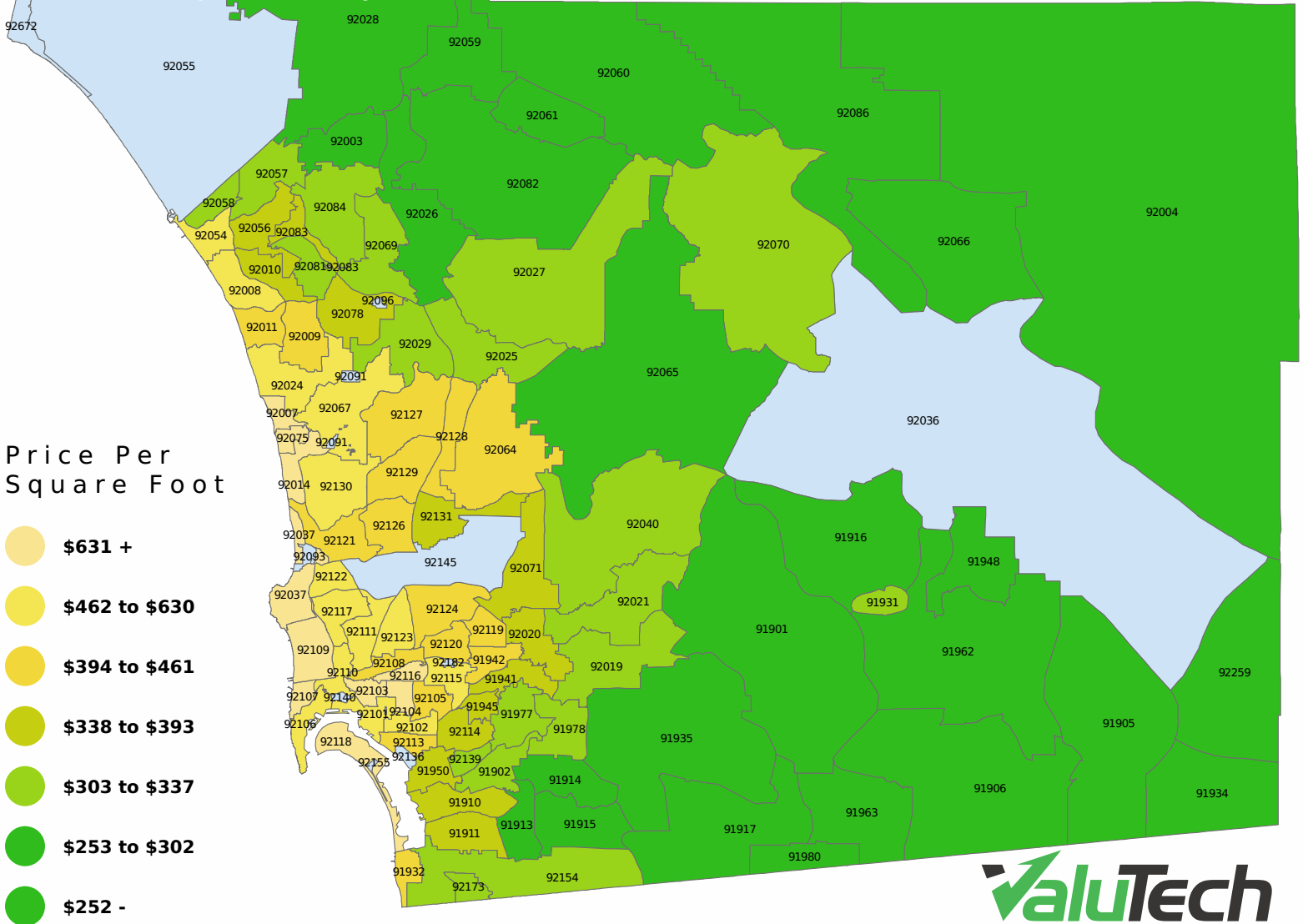


**TOP  
10**

# MOST EXPENSIVE COMMUNITIES

San Diego County

June 2020



**↑ TOP PERFORMING MARKETS**

**↓ BOTTOM PERFORMING MARKETS**

<b>1</b>	Coronado	<b>\$936/SqFt</b>
<b>2</b>	Del Mar	<b>\$885/SqFt</b>
<b>3</b>	La Jolla	<b>\$884/SqFt</b>
<b>4</b>	Cardiff	<b>\$821/SqFt</b>
<b>5</b>	Mission Beach, Pacific Beach	<b>\$800/SqFt</b>
<b>6</b>	Solana Beach	<b>\$782/SqFt</b>
<b>7</b>	Ocean Beach	<b>\$782/SqFt</b>
<b>8</b>	North Park	<b>\$694/SqFt</b>
<b>9</b>	Kensington, Normal Heights	<b>\$663/SqFt</b>
<b>10</b>	Hillcrest, Mission Hills	<b>\$656/SqFt</b>

<b>1</b>	Pauma Valley	<b>\$275/SqFt</b>
<b>2</b>	Ramona	<b>\$275/SqFt</b>
<b>3</b>	Fallbrook	<b>\$277/SqFt</b>
<b>4</b>	Valley Center	<b>\$281/SqFt</b>
<b>5</b>	Chula Vista E, Otay Ranch	<b>\$286/SqFt</b>
<b>6</b>	Jamul	<b>\$286/SqFt</b>
<b>7</b>	Chula Vista NE, San Miguel Rnch	<b>\$291/SqFt</b>
<b>8</b>	Chula Vista SE, East Lake	<b>\$292/SqFt</b>
<b>9</b>	Bonsall	<b>\$296/SqFt</b>
<b>10</b>	Alpine	<b>\$301/SqFt</b>

**San Diego County's 10 highest and lowest priced communities based on average price per square foot.**



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.

# Price Per Square Foot

Price per square foot (PPSF) is the sale price of a home divided by its gross living area; it illustrates how much buyers pay for a square foot of living space. When derived for a market, it is a helpful gauge for comparing the affordability of different communities. The average price per square foot is calculated by taking the average price per square foot of all sales in the community for the prior 12 months, after controlling for outliers.

		Homes				Condominiums			
Neighborhood	Zip Code	\$/SqFt	Change From Prior Month	Change From Prior Year	Monthly Sales	\$/SqFt	Change From Prior Month	Change From Prior Year	Monthly Sales
Alpine	91901	\$301	0.00 %	+0.33 %	8	\$290	+0.35 %	+3.94 %	1
Bonita	91902	\$333	+0.60 %	+5.05 %	6	\$308	+0.33 %	+4.76 %	1
Chula Vista N	91910	\$357	+0.85 %	+6.57 %	18	\$314	+0.64 %	+1.29 %	4
Chula Vista S	91911	\$354	+0.28 %	+5.04 %	13	\$307	+0.33 %	+5.50 %	4
Chula Vista E, Otay Ranch	91913	\$286	+0.35 %	+0.35 %	11	\$313	+0.32 %	+0.64 %	15
Chula Vista NE, San Miguel Rnch	91914	\$291	+1.04 %	+3.56 %	6	\$331	0.00 %	+4.75 %	3
Chula Vista SE, East Lake	91915	\$292	+1.04 %	+4.29 %	6	\$293	+0.69 %	+1.38 %	5
Imperial Beach	91932	\$459	-0.22 %	-12.74 %	2	\$452	-0.66 %	-6.42 %	4
Jamul	91935	\$286	+2.14 %	-0.69 %	7	\$0	--	--	0
La Mesa, Mt. Helix	91941	\$371	-0.54 %	+3.06 %	23	\$353	+2.92 %	+1.73 %	2
La Mesa, Grossmont	91942	\$421	-0.71 %	+3.44 %	15	\$336	+2.13 %	+2.13 %	10
Lemon Grove	91945	\$372	+0.81 %	+2.20 %	12	\$301	0.00 %	+3.44 %	1
National City	91950	\$369	-1.07 %	0.00 %	10	\$333	+1.83 %	+7.07 %	3
Spring Valley	91977	\$335	+0.60 %	+3.08 %	27	\$316	-0.32 %	+5.33 %	2
Rancho San Diego	91978	\$315	+1.61 %	+0.64 %	3	\$337	0.00 %	+4.66 %	1
Bonsall	92003	\$296	-0.67 %	-2.31 %	3	\$266	-0.37 %	-9.52 %	0
Cardiff	92007	\$821	0.00 %	+7.60 %	6	\$672	+0.15 %	+4.19 %	2
Carlsbad NW, Olde Carlsbad	92008	\$505	+0.80 %	+5.21 %	11	\$520	-2.26 %	+4.00 %	7
Carlsbad SE, La Costa	92009	\$403	+0.50 %	+5.50 %	36	\$375	+1.08 %	-0.27 %	21
Carlsbad NE, Calaveras Hills	92010	\$392	+0.51 %	-2.24 %	11	\$387	+1.31 %	0.00 %	3
Carlsbad SW, Aviara	92011	\$431	+0.47 %	-2.27 %	15	\$451	+1.81 %	+0.45 %	2
Del Mar	92014	\$885	-3.28 %	+8.72 %	7	\$719	+0.70 %	+0.70 %	3
El Cajon, Granite Hills	92019	\$327	-0.30 %	+0.93 %	19	\$324	-0.92 %	+1.25 %	7
El Cajon, Fletcher Hills	92020	\$353	+0.57 %	+2.62 %	18	\$298	+0.34 %	+7.19 %	5
El Cajon	92021	\$337	+0.30 %	+5.97 %	21	\$306	+0.99 %	+3.03 %	4
Encinitas	92024	\$569	+1.07 %	-2.57 %	14	\$596	+0.68 %	+0.68 %	4
Escondido S	92025	\$324	-0.61 %	-0.61 %	22	\$283	-0.70 %	-0.70 %	2
Escondido N	92026	\$302	0.00 %	+0.67 %	31	\$306	0.00 %	+8.51 %	1
Escondido E	92027	\$318	0.00 %	+4.95 %	33	\$306	0.00 %	+5.88 %	5
Fallbrook	92028	\$277	0.00 %	-2.81 %	43	\$280	-1.41 %	+10.24 %	0
Escondido W	92029	\$323	-0.62 %	+0.31 %	15	\$339	-4.24 %	-3.42 %	1
La Jolla	92037	\$884	+0.45 %	+1.26 %	20	\$620	+0.32 %	+1.97 %	10
Lakeside	92040	\$335	+0.30 %	+1.21 %	25	\$297	-0.67 %	+5.32 %	4
Oceanside S, Fire Mtn.	92054	\$495	+0.61 %	+6.68 %	10	\$538	-1.65 %	-0.19 %	11
Oceanside E, Rancho Del Oro	92056	\$345	+0.29 %	+2.07 %	30	\$352	0.00 %	-0.28 %	7
Oceanside N	92057	\$304	+1.00 %	+0.33 %	35	\$317	+0.63 %	+6.02 %	7
Oceanside (Central)	92058	\$330	+0.30 %	-2.94 %	12	\$315	+0.64 %	+2.94 %	5
Pauma Valley	92061	\$275	-3.85 %	+13.64 %	2	\$195	--	--	1
Poway	92064	\$403	+0.50 %	+2.54 %	29	\$371	+1.09 %	+0.54 %	1
Ramona	92065	\$275	0.00 %	-1.79 %	26	\$249	+3.32 %	+10.67 %	3
Rancho Santa Fe	92067	\$556	+0.18 %	+0.72 %	10	\$612	0.00 %	+7.94 %	0
San Marcos N	92069	\$327	+0.93 %	+0.31 %	19	\$323	+0.62 %	0.00 %	6
Santee	92071	\$376	0.00 %	+5.03 %	23	\$333	+0.30 %	+4.72 %	9
Solana Beach	92075	\$782	-0.13 %	-11.24 %	2	\$678	-1.45 %	-4.51 %	6
San Marcos S, San Elijo Hills	92078	\$339	+0.30 %	+1.19 %	21	\$342	+0.88 %	+1.18 %	9
Vista S, Shadowridge	92081	\$337	0.00 %	+3.69 %	16	\$362	+1.97 %	+2.26 %	3
Valley Center	92082	\$281	+1.44 %	+4.85 %	8	\$227	0.00 %	-8.47 %	0
Vista W	92083	\$344	-1.15 %	+3.61 %	9	\$290	-0.68 %	+1.40 %	3
Vista E	92084	\$312	+0.65 %	-0.32 %	27	\$297	0.00 %	-2.62 %	2
Downtown	92101	\$616	0.00 %	+9.03 %	0	\$566	+0.18 %	+0.53 %	38

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		Homes				Condominiums			
Neighborhood	Zip Code	\$/SqFt	Change From Prior Month	Change From Prior Year	Monthly Sales	\$/SqFt	Change From Prior Month	Change From Prior Year	Monthly Sales
Golden Hill	92102	\$539	-0.19 %	+10.68 %	7	\$448	-0.67 %	+7.43 %	6
Hillcrest, Mission Hills	92103	\$656	+1.71 %	-0.46 %	9	\$518	+0.19 %	0.00 %	10
North Park	92104	\$694	+0.58 %	+3.58 %	15	\$482	+0.63 %	+2.34 %	14
City Heights	92105	\$461	+1.10 %	-0.43 %	17	\$326	-0.61 %	+2.84 %	4
Point Loma	92106	\$630	-0.47 %	+2.94 %	12	\$585	-1.18 %	-7.73 %	4
Ocean Beach	92107	\$782	-1.14 %	+5.96 %	6	\$542	+0.56 %	+7.75 %	9
Mission Valley	92108	\$461	0.00 %	+5.98 %	0	\$420	+0.48 %	+1.69 %	16
Mission Beach, Pacific Beach	92109	\$800	-1.23 %	-6.87 %	10	\$654	+0.46 %	+7.21 %	22
Morena	92110	\$600	0.00 %	+7.91 %	5	\$433	+0.23 %	+6.65 %	10
Linda Vista	92111	\$496	+0.40 %	+5.53 %	13	\$395	0.00 %	+1.80 %	11
Logan Heights	92113	\$410	+1.99 %	+7.89 %	5	\$299	0.00 %	+10.74 %	2
Encanto	92114	\$367	+0.55 %	+6.69 %	28	\$300	0.00 %	+1.69 %	0
College Area, Rolando	92115	\$476	-0.21 %	+4.39 %	27	\$344	+0.58 %	+2.38 %	15
Kensington, Normal Heights	92116	\$663	+0.91 %	+0.91 %	13	\$498	+0.61 %	+3.97 %	8
Clairemont	92117	\$531	0.00 %	+2.31 %	30	\$448	+0.22 %	+0.67 %	7
Coronado	92118	\$936	+0.11 %	-14.05 %	7	\$1048	+1.35 %	+13.42 %	7
San Carlos	92119	\$408	+0.99 %	+3.03 %	10	\$317	-0.31 %	+0.32 %	6
Allied Gardens, Del Cerro	92120	\$423	0.00 %	+2.92 %	16	\$337	-0.88 %	+3.37 %	4
Sorrento Valley	92121	\$437	-0.91 %	+9.80 %	0	\$487	-0.20 %	+2.74 %	0
University City	92122	\$531	+0.19 %	+2.51 %	2	\$508	+0.20 %	+2.21 %	12
Serra Mesa	92123	\$465	-0.64 %	+0.87 %	7	\$372	-0.53 %	-2.11 %	5
Tierrasanta	92124	\$407	+0.25 %	+5.71 %	8	\$386	+0.78 %	+4.61 %	2
Mira Mesa	92126	\$441	-0.23 %	+0.23 %	17	\$410	0.00 %	-2.15 %	6
Rancho Bernardo W, 4S Ranch	92127	\$398	+0.25 %	+3.92 %	38	\$396	+0.25 %	-2.94 %	10
Rancho Bernardo E	92128	\$396	+0.25 %	+0.76 %	20	\$384	+0.52 %	+0.79 %	21
Rancho Penasquitos	92129	\$408	+0.49 %	+3.29 %	17	\$403	+0.25 %	-1.23 %	3
Carmel Valley	92130	\$471	+0.21 %	+1.73 %	24	\$538	+0.19 %	0.00 %	13
Scripps Ranch	92131	\$393	+0.26 %	+2.08 %	19	\$414	-0.48 %	-1.19 %	11
Paradise Hills	92139	\$335	-0.30 %	+1.21 %	8	\$316	+1.94 %	+2.60 %	1
Oray Mesa, Nestor, Ocean Hills	92154	\$326	+0.62 %	+1.56 %	12	\$294	+1.38 %	+3.89 %	9
San Ysidro	92173	\$332	+1.22 %	+6.75 %	2	\$354	+1.72 %	+10.28 %	2
Rural East County		\$239	0.00 %	+4.37 %	25	\$88	0.00 %	-45.00 %	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), Ocotillo (92259), Palomar Mtn (92060), Santa Ysabel (92070), Aguanga (92536), Warner Springs (92086), Ocotillo (92259)

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Top 10 Best Performing Markets June 2020

