

# Home Resale Data

Existing Home Sale Data by Zip Code SOURCE: DATAQUICK INFORMATION SYSTEMS

Detached Home Resales			Sales			Average Price			Median Price		
Zip	Community	Jan-Sep 07	Jan-Sep 08	% Chg	Jan-Sep 07	Jan-Sep 08	% Chg	Jan-Sep 07	Jan-Sep 08	% Chg	
92007	Cardiff By The Sea	80	64	-20.0%	\$979,950	\$854,749	-12.8%	\$912,750	\$765,000	-16.2%	
92008	Carlsbad	149	132	-11.4%	\$825,896	\$662,089	-19.8%	\$735,000	\$593,000	-19.3%	
92009	Carlsbad	382	257	-32.7%	\$910,065	\$843,409	-7.3%	\$825,000	\$750,000	-9.1%	
92014	Del Mar	109	79	-27.5%	\$1,771,337	\$1,672,578	-5.6%	\$1,461,000	\$1,410,000	-3.5%	
92024	Encinitas	362	286	-21.0%	\$1,032,491	\$988,876	-4.2%	\$835,000	\$780,000	-6.6%	
92037	La Jolla	244	170	-30.3%	\$1,950,850	\$1,840,245	-5.7%	\$1,636,750	\$1,514,500	-7.5%	
92067	Rancho Santa Fe	145	62	-57.2%	\$2,583,281	\$2,757,470	6.7%	\$2,550,000	\$2,500,000	-2.0%	
92075	Solana Beach	84	101	57.8%	\$1,246,308	\$1,776,543	42.5%	\$1,122,500	\$1,400,000	24.7%	
92101	Downtown	6	9	50.0%	\$841,000	\$578,000	-31.3%	\$629,500	\$573,000	-9.0%	
92103	Mission Hills	131	90	-31.3%	\$889,645	\$819,642	-7.9%	\$759,000	\$700,000	-7.8%	
92106	Point Loma	143	105	-26.6%	\$1,036,566	\$961,278	-7.2%	\$895,000	\$808,500	-9.7%	
92107	Ocean Beach	110	86	-21.8%	\$852,220	\$855,115	0.3%	\$786,000	\$752,500	-4.3%	
92109	Pacific Beach	169	95	-43.2%	\$945,948	\$876,960	-7.3%	\$840,000	\$762,250	-9.3%	
92117	Clairmont/Bay Park	277	248	-10.5%	\$526,080	\$461,985	-12.2%	\$503,000	\$430,250	-14.5%	
92118	Coronado	139	71	-48.3%	\$1,723,890	\$1,614,386	-6.4%	\$1,535,000	\$1,373,250	-10.5%	
92121	Sorrento	22	23	4.5%	\$788,278	\$737,727	-6.4%	\$780,000	\$732,500	-6.1%	
92122	University City	115	77	-33.0%	\$703,188	\$639,444	-9.1%	\$670,000	\$615,000	-8.2%	
92130	Carmel Valley	355	304	-14.4%	\$1,159,418	\$1,142,444	-1.5%	\$1,000,000	\$975,000	-2.5%	
<b>Totals</b>		<b>3,002</b>	<b>2,260</b>	<b>-24.7168</b>	<b>\$20,766,208</b>	<b>\$20,082,943</b>	<b>-3.290</b>	<b>\$18,475,500</b>	<b>\$17,434,750</b>	<b>-5.6%</b>	

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Zip	Community	Jan-Sep 07	Jan-Sep 08	% Chg	Jan-Sep 07	Jan-Sep 08	% Chg	Jan-Sep 07	Jan-Sep 08	% Chg	
92007	Cardiff By The Sea	33	16	-51.5%	\$516,103	\$524,125	1.6%	\$418,000	\$417,500	-0.1%	
92008	Carlsbad	78	57	-26.9%	\$526,388	\$524,830	-0.3%	\$480,000	\$500,000	4.2%	
92009	Carlsbad	216	152	-29.6%	\$420,331	\$375,118	-10.8%	\$410,000	\$357,500	-12.8%	
92014	Del Mar	57	36	-36.8%	\$887,115	\$1,083,700	22.2%	\$850,000	\$910,000	7.1%	
92024	Encinitas	124	93	-25.0%	\$568,924	\$552,933	-2.8%	\$485,000	\$432,500	-10.8%	
92037	La Jolla	270	252	-6.7%	\$864,733	\$677,357	-21.7%	\$683,750	\$532,500	-22.1%	
92067	Rancho Santa Fe	1	3	200.0%	\$1,330,000	\$1,100,000					
92075	Solana Beach	92	55	-40.2%	\$708,643	\$695,269	-1.9%	\$654,500	\$591,750	-9.6%	
92101	Downtown	461	471	2.2%	\$639,646	\$577,246	-9.8%	\$550,000	\$470,000	-14.5%	
92103	Mission Hills	156	146	-6.4%	\$538,614	\$479,254	-11.0%	\$441,000	\$384,500	-12.8%	
92106	Point Loma	31	29	-6.5%	\$631,250	\$475,052	-24.7%	\$553,500	\$480,000	-13.3%	
92107	Ocean Beach	80	45	-43.8%	\$447,069	\$408,945	-8.5%	\$420,000	\$402,500	-4.2%	
92109	Pacific Beach	227	165	-27.3%	\$636,369	\$507,965	-20.2%	\$500,000	\$439,250	-12.2%	
92117	Clairmont/Bay Park	73	58	-20.5%	\$353,163	\$278,517	-21.1%	\$340,000	\$250,000	-26.5%	
92118	Coronado	104	55	-47.1%	\$1,174,521	\$1,412,654	20.3%	\$1,000,000	\$1,325,000	32.5%	
92121	Sorrento	25	17	-32.0%	\$436,680	\$389,531	-10.8%	\$445,000	\$380,000	-14.6%	
92122	University City	221	192	-13.1%	\$424,498	\$384,413	-9.4%	\$398,000	\$345,000	-13.3%	
92130	Carmel Valley	230	210	-8.7%	\$521,991	\$492,179	-5.7%	\$515,000	\$476,500	-7.5%	
<b>Totals</b>		<b>2479</b>	<b>2052</b>	<b>-17.2246</b>	<b>\$10,296,059</b>	<b>\$9,143,750</b>	<b>4.438292</b>	<b>\$9,143,750</b>	<b>\$8,694,500</b>	<b>-4.9</b>	



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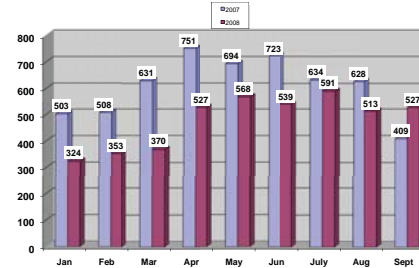
The First Three Quarters of 2008 compared with the same period in 2007 shows significantly fewer sales – off almost 25% for DETACHED homes and about 17% for ATTACHED housing overall in the 18 coastal communities. (Only 3 areas experienced a higher number of sales: SOLANA BEACH, DOWNTOWN SAN DIEGO, SORRENTO, and RANCHO SANTA FE.) September showed the first uptick in number of sales. Prices are off overall only an average of 3.3% – 5.6% in both average and median prices. Individual zip codes varied widely (see back cover).

DETACHED housing prices were significantly up for both average and median price in SOLANA BEACH, and up for average price in RANCHO SANTA FE and OCEAN BEACH. In LA JOLLA, where the number of DETACHED sales (170) is off 30.3%, the average price (\$1,840,245) is off 5.7% and the median price (\$1,514,500) is off 7.5%.

For ATTACHED housing, average and median prices are both up in DEL MAR and CORONADO. Either average or median price is up in CARDIFF-BY-THE-SEA and CARLSBAD 92008. In LA JOLLA, where the number of sales (252) is down 6.7%, average price (\$677,357) is off 21.7%, and median price (\$532,500) is off 22.1%.

Considering ATTACHED AND DETACHED resale homes, the median price in SAN DIEGO COUNTY for the first 3 quarters of 2008 is \$365,000 (down 27%). In LA JOLLA, the median price (\$890,000) is down 23.4%.

Home Resales in Defined Area



## FAST FACTS

30-year fixed rate mortgage rates are better than a year ago and at a low point since May 2008. Freddie Mac reports that more borrowers who refinanced during the third quarter replaced their 15-year fixed rate mortgages with traditional 30-year fixed rate loans; and 85% of those who refinanced a one-year adjustable rate mortgage also selected fixed rate loans.

## Top Ten San Diego Zip Codes Detached and Attached Resale Homes January - September 2008

SOURCE: DATAQUICK INFORMATION SYSTEMS

ZIP CODES ARE RANKED BY NUMBER OF SALES TRANSACTIONS

ZIP CODE	MARKET AREA	SALES	\$ VOLUME	AVG PRICE	MEDIAN PRICE
92057	OCEANSIDE	728	\$221,246,240	\$303,910	\$279,750
92128	RANCHO BERNARDO	581	\$254,898,594	\$438,724	\$415,000
92126	MIRA MESA	573	\$192,451,030	\$335,866	\$349,000
91913	CHULA VISTA	559	\$209,113,338	\$374,085	\$370,500
92056	OCEANSIDE	533	\$192,086,073	\$360,387	\$360,000
92130	CARMEL VALLEY	514	\$450,200,245	\$875,876	\$775,000
92027	ESCONDIDO	500	\$144,868,588	\$289,333	\$298,000
92101	SAN DIEGO DWNTWN	480	\$277,084,460	\$577,259	\$470,000
92154	OTAY MESA	471	\$142,007,012	\$301,501	\$299,000
92078	SAN MARCOS	461	\$204,431,845	\$443,453	\$417,500

ZIP CODES ARE RANKED BY DOLLAR VOLUME

ZIP CODE	MARKET AREA	SALES	\$ VOLUME	AVG PRICE	MEDIAN PRICE
92037	LA JOLLA	422	\$477,107,051	\$1,130,585	\$890,000
92130	CARMEL VALLEY	514	\$450,200,245	\$875,876	\$775,000
92024	ENCINITAS	379	\$333,937,378	\$881,101	\$681,250
92101	SAN DIEGO DWNTWN	480	\$277,084,460	\$577,259	\$470,000
92009	CARLSBAD	409	\$273,910,114	\$669,707	\$620,000
92128	RANCHO BERNARDO	581	\$254,898,594	\$438,724	\$415,000
92127	RANCHO BERNARDO	351	\$228,202,524	\$650,150	\$540,000
92057	OCEANSIDE	728	\$221,246,240	\$303,910	\$279,750
92064	POWAY	321	\$217,781,077	\$678,446	\$455,000
92075	SOLANA BEACH	156	\$126,229,600	\$1,386,083	\$1,090,000



1131 WALL STREET, LA JOLLA, CA 92037  
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947 Coast Blvd. So., La Jolla - \$2,400,000 - \$2,700,000



**IN ESCROW**

2BR/3.5BA + Den  
mls#00038677

- Spectacular new construction in the Village
- Exceptional finish detail
- Ocean view
- One half block to the ocean, dining & shopping.
- Over 2900 sqft
- 2 Car + garage.

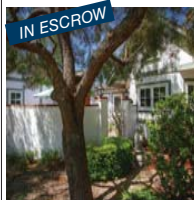
4144 Randolph, Mission Hills - \$1,900,000



4BR+Den/4.5BA  
mls#080038582

- Charming and welcoming Spanish on corner lot.
- New kitchen (2005) with granite counters, cherry cabinets and slate floors.
- Master Bedroom Suite with separate Sitting Room, separate Office, (or BR#5), and Marble Master Bath.
- Beautiful hardwood floors.

1236 Park Row, La Jolla - \$2,950,000



**IN ESCROW**

3BR/3BA  
mls#080068207

- Rare offering of a nicely remodeled and sizeable cottage!
- Prime Village location adjacent to park.
- Walk to village shops and restaurants.
- 8,300+ SF lot with mature trees and peak ocean view.
- Hardwood floors, designer tile and open beam ceilings.

100 Coast #305, La Jolla - \$1,250,000



**NEW**

2BR/2BA  
mls#080074601

- Perfect location in the village of La Jolla!
- Walk to all the shops and restaurants.
- One level, ocean view condo with beach access.

231 Bonair Street, La Jolla - \$1,495,000

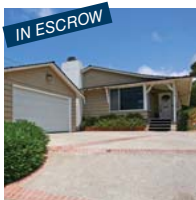


**FRACTIONAL OWNERSHIP**

3BR/3.5BA  
mls#080043363

- Brand new construction at WindnSea Beach!
- Premier panoramic ocean view penthouse!
- Offered at affordable 1/4 year ownership- 1/4 tenants in common deeded interest.
- Quality finishes with walnut, travertine, onyx, glass, granite, slate, and custom-stained maple.

5273 Yost Place, Pacific Beach - \$895,000

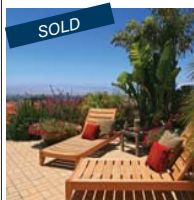


**IN ESCROW**

3BR/2BA  
mls#086035684

- Never before on market!
- .34 acres with ocean view at the end of a cul de sac.
- Potential as is and development potential.
- Two 2-car garages.
- Recently added atrium.

1405 Caminito Acento, La Jolla - \$2,150,000

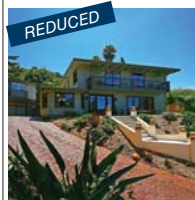


**SOLD**

3BR/2.5BA  
mls#080042924

- Panoramic south and west views from all major rooms of sunsets, the Bay, white-water Ocean, Downtown, Coronado bridge, Mexico and the Coronado Islands!
- Situated on top street, one of the most private lots in Crystal bay.

2776 St. Laurent Place, La Jolla - \$1,790,000



**REDUCED**

5BR/4.5BA  
mls#080058092

- Expansive and serene ocean views.
- .56 acre lot at the end of cul de sac in North La Jolla.
- Recently remodeled both inside and out.
- 700 SF guest house and gardener's 1/2 bath.

1090 Solymer Drive, La Jolla - \$5,990,000



**REDUCED**

6BR/7.5BA  
mls#086032124

- 1.1 Rolling Acres in Muirlands.
- Pool, spa, tennis court and guest house!
- Live in your own private park!
- Over 7200 SF.
- Incredible architecture by Leonardo Vetzler and Ione Steigler.

111 J Avenue, Coronado - \$1,580,000

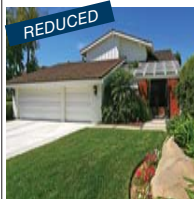


**IN ESCROW**

3BR/2BA  
mls#080073713

- Dramatic downtown skyline views!
- Elevated single story home in sought after bay neighborhoods across the bay.
- Excellent development potential.

8224 Caminito Maritimo, La Jolla - \$1,350,000



**REDUCED**

3BR/3BA  
mls#080057325

- Completely and beautifully remodeled ocean view La Jolla Woods home.
- Extremely livable floor plan with dramatic 2-story windows and vaulted ceilings.
- Spacious ensuite master bedroom with fireplace.

7909 Caminito del Cid, La Jolla - \$780,000



3BR/3BA  
mls#080054735

- Del Charro Woods with pool, tennis, and spa.
- Lovely small walking distance to La Jolla Shores Beach!
- High ceilings, beautiful hardwood floors and triple paneled windows.

227 Bonair Street, La Jolla - \$1,349,000



**IN ESCROW**

2BR/2BA  
mls#086027724

- Brand new construction at WindnSea Beach.
- Quality finishes with walnut, travertine, granite, slate, and custom-stained maple.
- 2 fireplaces, surround sound, 2 plasma TV.
- Balcony with gas bbq hook-up and ocean view
- Security side-by-side 2 car parking.

8218 Caminito Sonoma, La Jolla - \$439,000



**NEW**

2BR/2BA  
mls#080074687

- Upgraded corner unit in South pointe.
- Single level unit with large patio and spa.
- 2 car garage

945 Coast Blvd. So., La Jolla - \$3,400,000 - \$3,700,000

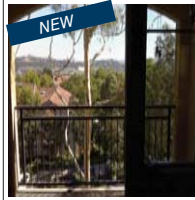


**IN ESCROW**

3BR/3.5BA + Family Room  
mls#080038651

- Spectacular new construction in the Village.
- Exceptional finish detail.
- Ocean view.
- One half block to ocean and dining/ shopping.
- Over 3600 SF.
- 3+Car garage with elevator access to and within unit.

3855 Elijah Court #736, La Jolla - \$385,000



**NEW**

2BR/2BA  
mls#080056732

- Live in the trees way above the rooftops with a beautiful view of Carmel Valley hills!
- Granite counters in kitchen and baths.
- Laundry in unit, walk-in closet, neutral colors.
- SHORT SALE.