



NSDCAR

North San Diego County
Association of REALTORS®

HOMEDEX®



North County Report

February 2015 Report

January 2015 Statistics

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HomeDex™ is prepared for the North San Diego County Association of REALTORS® by Robert Brown, Ph.D., California State University, San Marcos. Questions may be directed to Dr. Brown at rbrown@csusm.edu; phone # (760)750-4196 or to NSDCAR Communications Director, Lynn Sullivan, at Communications@nsdcar.com; phone # (760) 734-3971.

Data source: Sandicor, Inc.

Statistics obtained from MLS data.

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HomeDex® Key Points

January 2015 Data

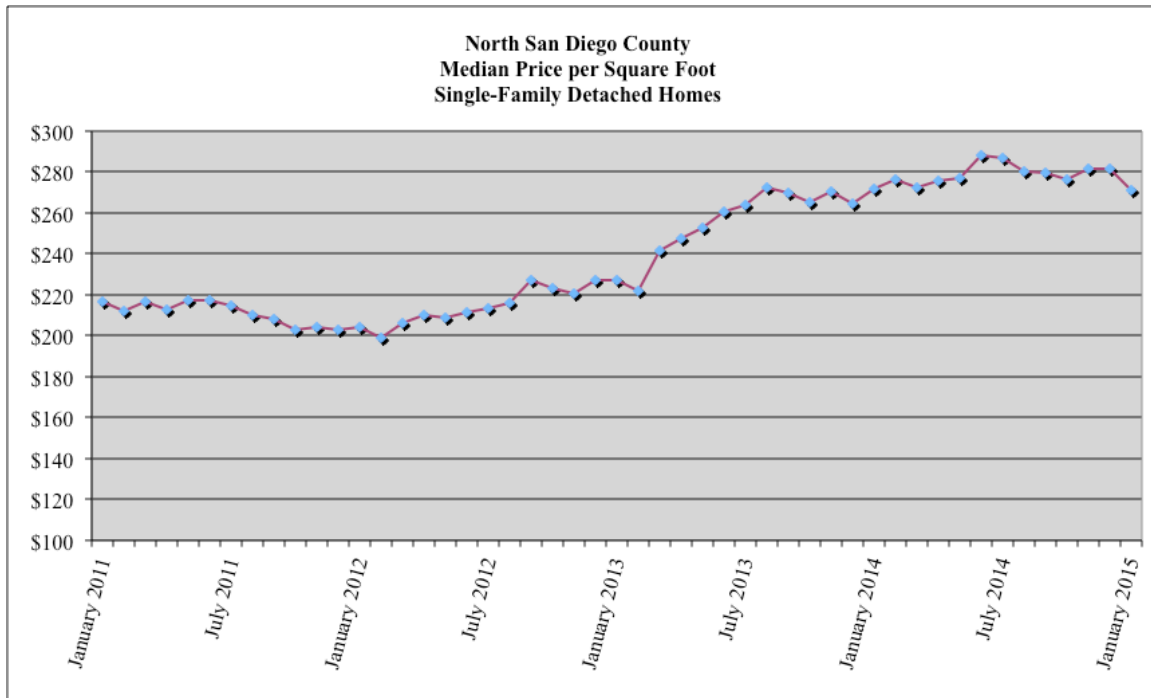
1. The median price for all North County home sales – attached and detached – remained at \$510,000 in January 2015.
 - a. Detached homes in North County remained at \$575,000 in January 2015, but was up 0.97 percent year-over compared to \$569,500 in January 2014. Year-over median SFD prices have increased each month since summer 2012.
 - b.
 - i. Detached home prices OUTSIDE North County increased 2.22 percent to \$460,000 in January 2015 compared to \$450,000 in December 2014. Year-over non-North County median price increased 6.73 percent compared to \$431,000 in January 2014, continuing 33-months of year-over median price increases.
 - b. Attached home prices in North County increased by 1.13 percent to \$343,000 in January 2015 compared to \$339,154 in December 2014. Year-over SFA North San Diego County median price increased 1.78 percent, compared to \$337,000 in January 2014, continuing 36 straight months of year over price increases.
 - i. Non-North County attached home prices decreased 1.49 percent to \$325,000 in January 2015 compared to \$329,900 in December 2014. Year-over non-North County SFA median price increased 14.04 percent, compared to 285,000 in January 2014.
 - c. The number of North San Diego SFD listings (active and contingent) increased 0.44 percent in January 2015 compared to December 2014, and increased 6.69 percent year-over compared to January 2014.

The number of sold North San Diego County SFD units dropped 33.12 percent in January 2015 compared to December 2014. Year-over sold SFD units decreased 0.19 percent compared to January 2014.

 - i. Median days-on-market for single-family detached homes sold in North County increased to 40 days in January 2015 compared to 30 days in December 2014.
 - d. The HomeDex affordability percentage for all homes in North San Diego County – attached and detached remained at 33 percent in January 2015 compared to December 2014.

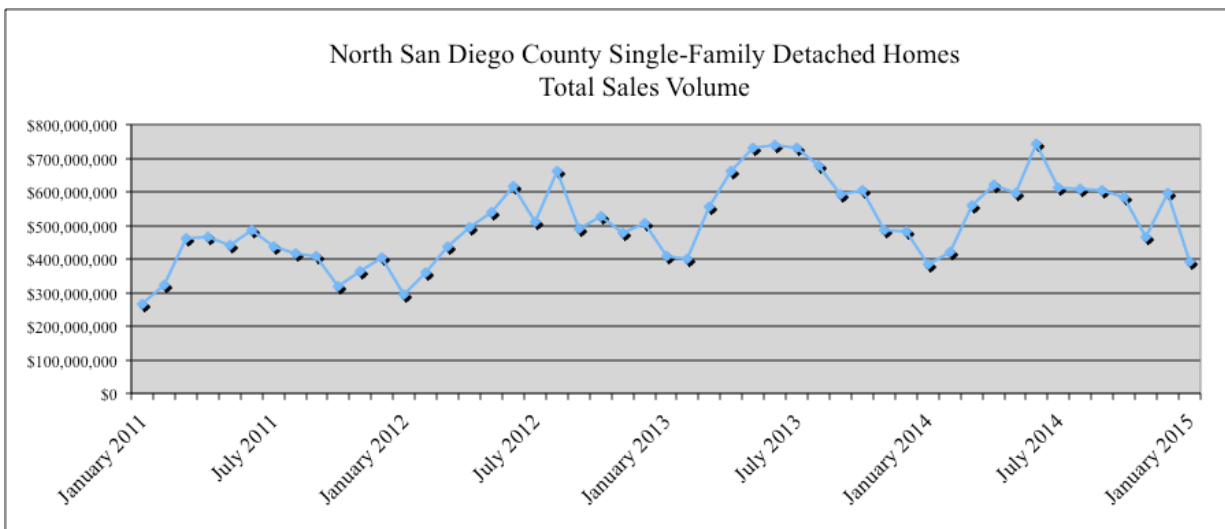
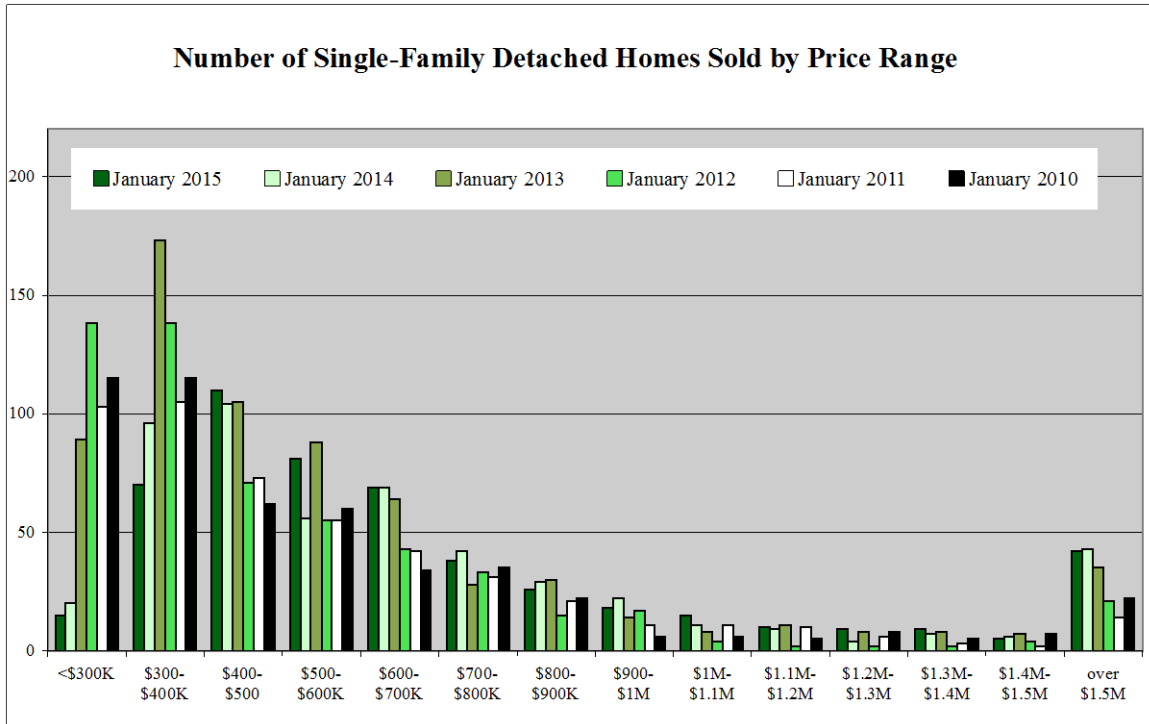
North San Diego County HomeDex™ January 2015 Summary Report Single-Family Detached Homes

- The SFD median price-per-square foot declined, from \$281 in December 2014 to \$271 in January 2015, and decreased 0.22 percent year-over from January 2014.
- The median days-on-market for sold North San Diego County SFD homes increased, from 30 days in December 2014 to 40 days in January 2015.²



North San Diego County HomeDex™ January 2015 Summary Report Single-Family Detached Homes

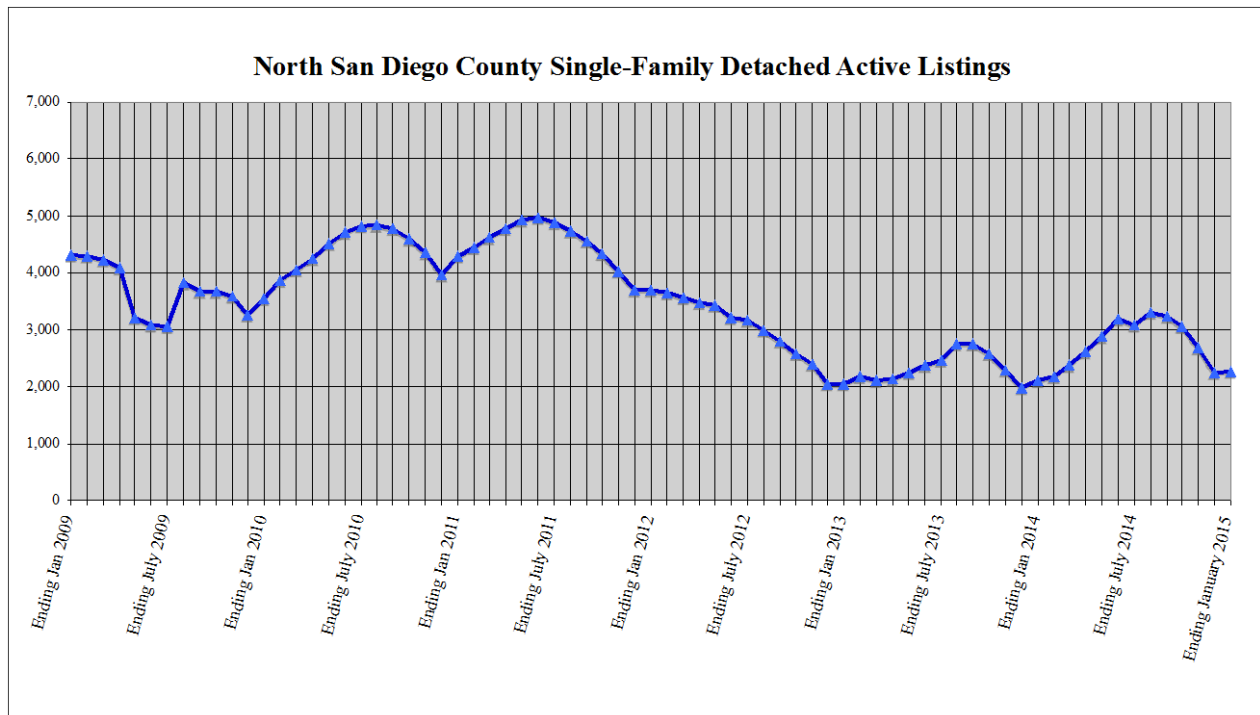
- The number of sold SFD units in North San Diego County dropped 33.12 percent in January 2015 from December 2014, and decreased 0.19 percent year-over compared to January 2014.
- SFD total sales volume fell 2.39 percent year-over from January 2014.



Prepared for the North San Diego County Association of REALTORS® by Robert Brown, Ph.D.
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North San Diego County HomeDex™ January 2015 Summary Report Single-Family Detached Homes

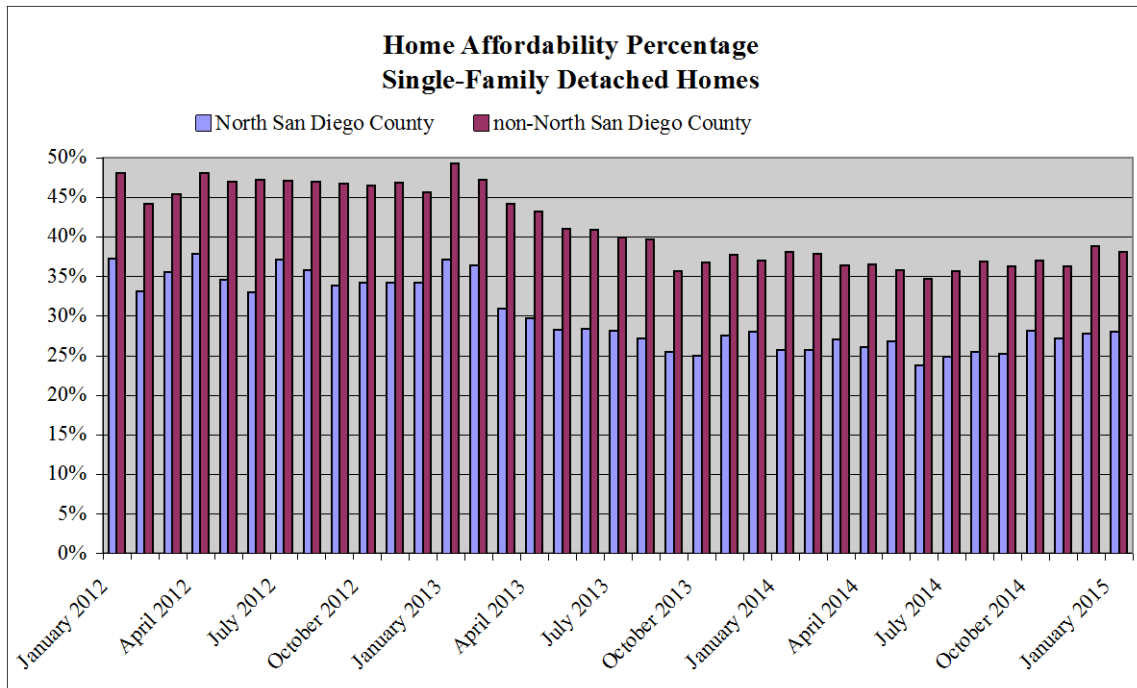
- SFD listings (active and contingent) in North San Diego County increased 0.44 percent in January 2015 from December 2014, and increased 6.69 percent year-over compared to January 2014.
- SFD listings (active and contingent) in San Diego County decreased 0.02 percent in January 2015 from December 2014, and decreased 2.37 percent year-over compared to January 2014.



North San Diego County HomeDex™ January 2015 Summary Report Single-Family Detached Homes

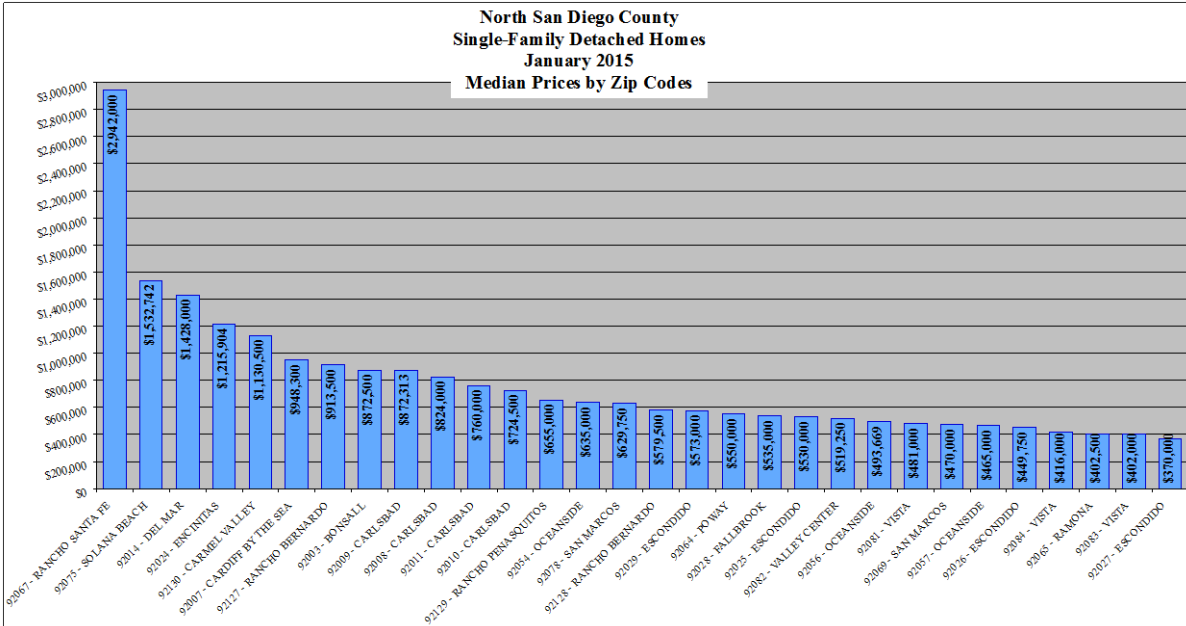
Housing Affordability – Single-Family Detached Homes

- The monthly payment – including principal, interest, property taxes, and insurance – for the median-priced SFD home in North San Diego County decreased, to \$2,855 in January 2015 (based on a conventional mortgage) from \$2,865 in December 2014. The monthly payment for the median-priced SFD home in non-North San Diego County increased, to \$2,284 in January 2015 from \$2,242 in December 2014.
- The percent of San Diego County households that could afford the median-priced SFD home in North County remained at 28 percent in January 2015, according to the North San Diego County HomeDex™; the affordability percentage in non-North County zip codes declined, to 38 percent in January 2015 from 39 percent in December 2014.³
- The affordability percentage was 26 percent in North San Diego County and 38 percent in non-North San Diego County in January 2014.
- The HomeDex™ affordability percentage for all homes in North San Diego County – single-family detached and single-family attached together – was 33 percent in January 2015.

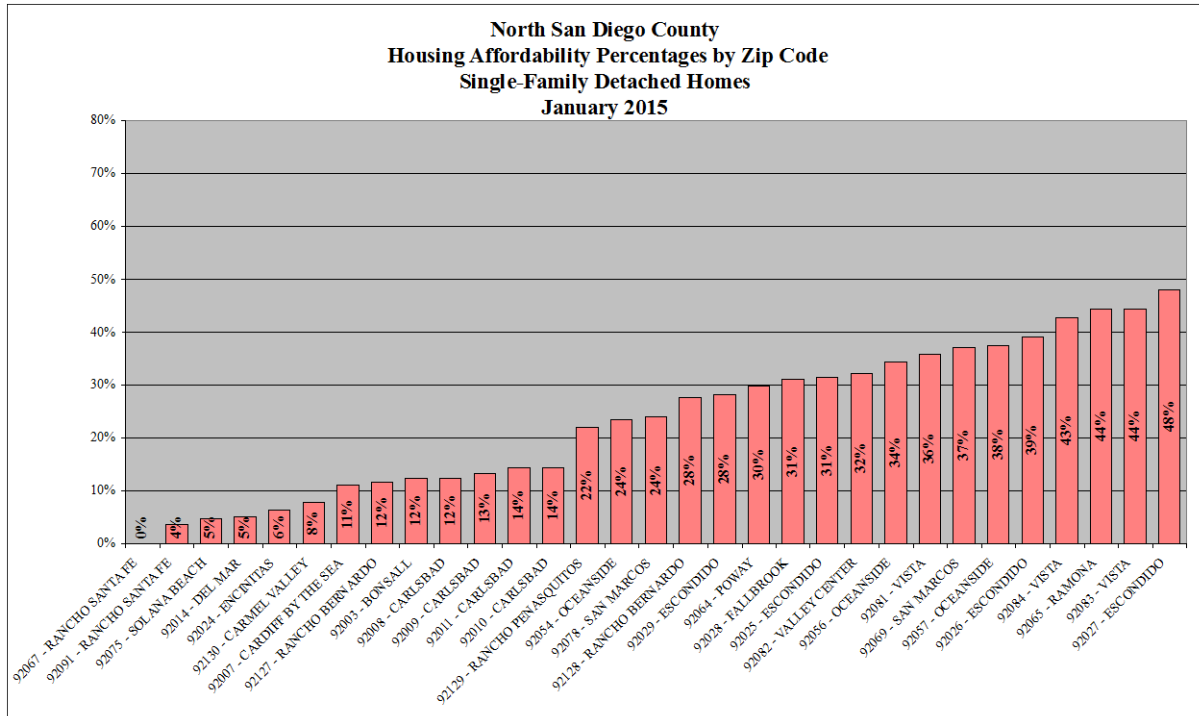


North San Diego County HomeDex™ January 2015 Summary Report Single-Family Detached Homes

Single-Family Detached Home Prices and Affordability by North County Zip Codes⁴



North San Diego County HomeDex™ January 2015 Summary Report Single-Family Detached Homes



North San Diego County Housing Characteristics Single-Family Detached Homes January 2015	
Median Price	\$575,000
Average Price	\$784,075
Median Price per Square Foot	\$271
Lowest-Priced Home Sold	\$210,000
Highest-Priced Home Sold	\$8,500,000
Number Units Sold	517
Total Sales	\$405,366,572
Median Days on Market	40
Median Square Feet	2,188
Median Number of Bedrooms	4
Median Number of Baths	3
Median Lot Size (sq. feet)	10,177
Median Age (years) of Homes Sold	26

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North San Diego County HomeDex™
January 2015 Summary Report
Single-Family Detached Homes

Month/Year	Median Home Prices		<i>HomeDex™</i> (Percent of San Diego County households affording median-priced home)	
	North San Diego County	non-North San Diego County	North San Diego County	non-North San Diego County
January 2014	\$569,500	\$431,000	26%	38%
February 2014	\$564,500	\$429,000	26%	38%
March 2014	\$556,000	\$450,000	27%	36%
April 2014	\$571,000	\$450,000	26%	36%
May 2014	\$562,500	\$457,500	27%	36%
June 2014	\$612,000	\$474,750	24%	35%
July 2014	\$602,500	\$469,000	25%	36%
August 2014	\$595,000	\$460,000	26%	37%
September 2014	\$600,000	\$467,000	25%	36%
October 2014	\$565,000	\$462,500	28%	37%
November 2014	\$565,000	\$459,500	27%	36%
December 2014	\$575,000	\$450,000	28%	39%
January 2015	\$575,000	\$460,000	28%	38%

North San Diego County HomeDex™
January 2015 Summary Report
Single-Family Detached Homes

North San Diego County Zip Codes	Jan. 2015 Affordability	Jan. 2014 Affordability	Jan. 2015 Median Price	% Price Chg. From Jan. 2014	Jan. 2015 Sold Listings	Median Days on Market Jan. 2015	Med. Days on Market % Chg. from Dec. 2014
92003 - BONSALL	12%	9%	\$872,500	-13%	4	107	223%
92007 - CARDIFF	11%	4%	\$948,300	-43%	4	41	212%
92008 - CARLSBAD	13%	14%	\$824,000	11%	9	42	35%
92009 - CARLSBAD	12%	14%	\$872,313	18%	26	31	-2%
92010 - CARLSBAD	14%	12%	\$724,500	-2%	6	65	306%
92011 - CARLSBAD	14%	12%	\$760,000	-6%	13	17	-55%
92014 - DEL MAR	5%	3%	\$1,428,000	-22%	7	75	-39%
92024 - ENCINITAS	6%	7%	\$1,215,904	11%	27	25	-31%
92025 - ESCONDIDO	31%	29%	\$530,000	2%	13	55	104%
92026 - ESCONDIDO	39%	42%	\$449,750	13%	16	41	95%
92027 - ESCONDIDO	48%	46%	\$370,000	3%	29	47	57%
92028 - FALLBROOK	31%	38%	\$535,000	23%	27	57	3%
92029 - ESCONDIDO	28%	38%	\$573,000	32%	9	53	77%
92054 - OCEANSIDE	24%	28%	\$635,000	18%	7	70	106%
92056 - OCEANSIDE	34%	41%	\$493,669	22%	24	29	38%
92057 - OCEANSIDE	38%	40%	\$465,000	13%	32	38	7%
92058 - OCEANSIDE	43%	-	\$430,000	-	8	43	-
92059 - PALA	-	-	-	-	0	-	-
92061 - PAUMA VALLEY	-	-	-	-	0	-	-
92064 - POWAY	30%	27%	\$550,000	-1%	24	33	3%
92065 - RAMONA	44%	40%	\$402,500	-3%	30	55	-16%
92067 - RANCHO SANTA FE	0%	0%	\$2,942,000	-8%	16	142	42%
92068 - SAN LUIS REY	-	-	-	-	0	-	-
92069 - SAN MARCOS	37%	38%	\$470,000	9%	18	35	46%
92075 - SOLANA BEACH	5%	9%	\$1,532,742	53%	4	117	117%
92078 - SAN MARCOS	24%	22%	\$629,750	1%	26	10	-66%
92081 - VISTA	36%	37%	\$481,000	8%	15	40	38%
92082 - VALLEY CENTER	32%	34%	\$519,250	12%	12	54	-32%
92083 - VISTA	44%	45%	\$402,000	9%	14	22	-23%
92084 - VISTA	43%	36%	\$416,000	-8%	25	21	-34%
92091 - RANCHO SANTA FE	4%	10%	\$1,910,000	103%	4	163	167%
92127 - RANCHO BERNARDO	12%	12%	\$913,500	8%	28	34	-29%
92128 - RANCHO BERNARDO	28%	22%	\$579,500	-7%	20	32	58%
92129 - RANCHO PENASQUITOS	22%	22%	\$655,000	6%	16	25	23%
92130 - CARMEL VALLEY	8%	6%	\$1,130,500	-2%	12	44	52%

North San Diego County HomeDex™ January 2015 Summary Report Single-Family Detached Homes

¹ The median is the middle-priced home sold: Half the homes sold for more than the median, and half sold for less.

² The reported days-on-market is defined as the time between the listing and sale of a property. In the event that a property is re-listed then days-on-market is calculated from the new list date to sale date; therefore, the occurrence of re-listing biases downward the reported days-on-market.

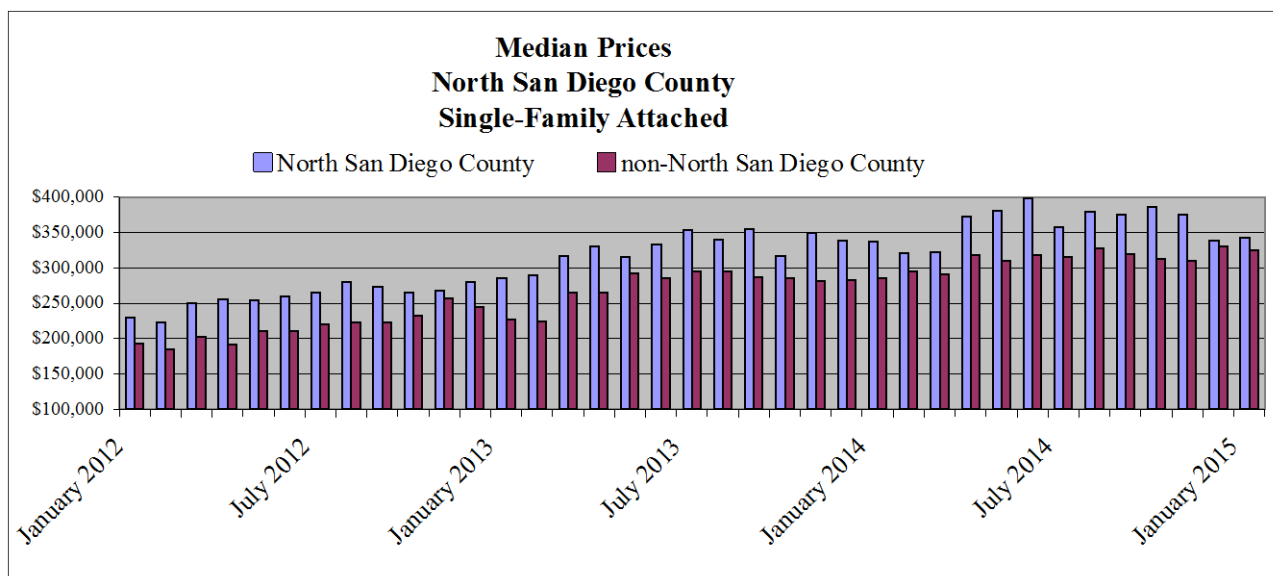
³ HomeDex™ affordability percentages assume homeowners place 20 percent down and spend no more than a third of their income on housing.

⁴ Monthly median prices and household affordability percentages reported for some Zip Codes were calculated from small numbers of sold listings; reported numbers may be sensitive to price variations and do not imply statistical significance.

North San Diego County HomeDex™ January 2015 Summary Report Single-Family Attached Homes

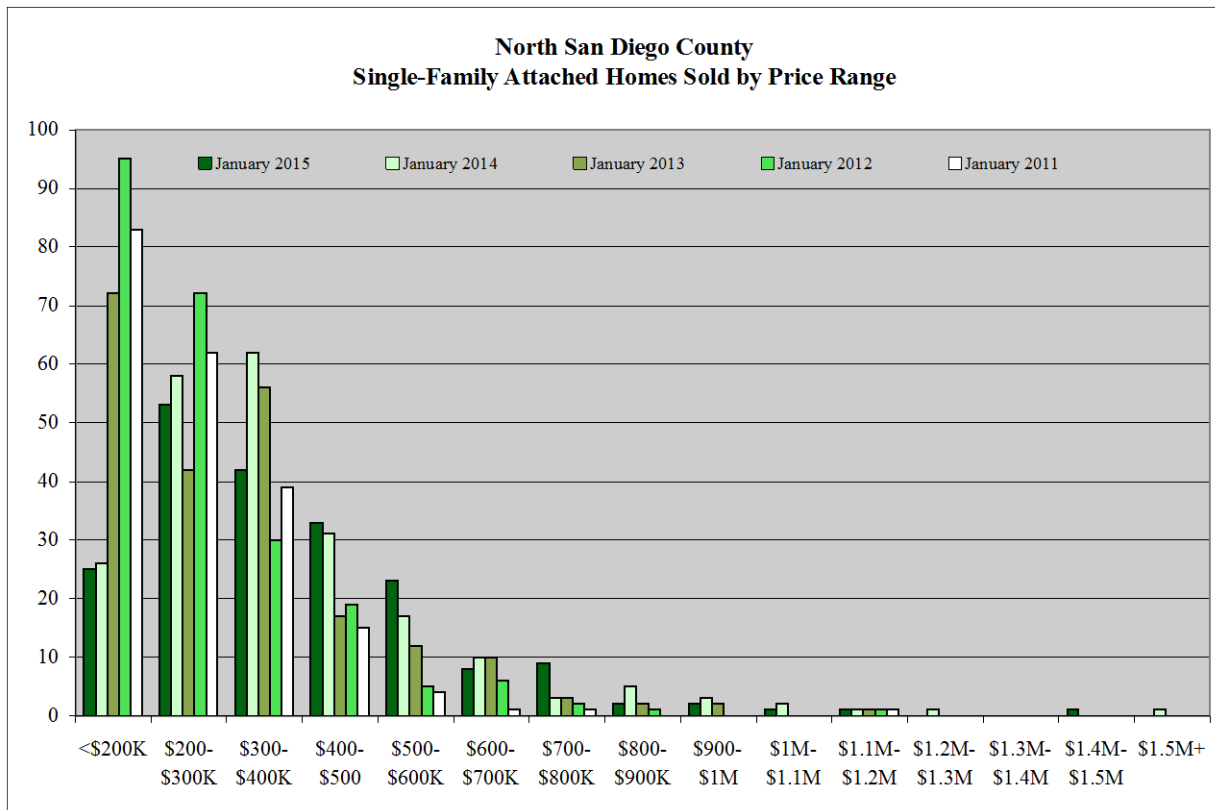
Single-Family Attached Home Prices

- The North San Diego County median-priced single-family attached (SFA) home rose 1.13 percent, to \$343,000 in January 2015 from \$339,154 in December 2014. Non-North San Diego County SFA home median price decreased 1.49 percent, from \$329,900 in December 2014 to \$325,000 in January 2015.¹
- North San Diego County SFA median price increased 1.78 percent year-over, compared to \$337,000 in January 2014 – making 36 months of year-over price increases. Non-North County SFA median year-over price increased 14.04 percent, from \$285,000 in January 2014.
- San Diego County SFA home median price increased 0.61 percent, from \$330,000 in December 2014 to \$332,000 in January 2015, and increased 8.85 percent year-over compared to January 2014.
- The median number of days-on-market for North County SFA homes sold remained constant at 30 days in January 2015. The average number of days-on-market increased, from 45 days in December 2014 to 51 days in January 2015.²



North San Diego County HomeDex™ January 2015 Summary Report Single-Family Attached Homes

- The number of sold SFA units dropped 27.27 percent in January 2015 from December 2014. The number of sold SFA units in non-North County Zip Codes dropped 15.76 percent in January 2015 from December 2014.
- Year-over SFA sales in North San Diego County decreased 9.09 percent from January 2014.
- SFA listings (active and contingent) in North San Diego County decreased 4.17 percent in January 2014 from December 2014, but increased 13.81 percent year-over compared to January 2014. San Diego County SFA listings (active and contingent) decreased 45.83 percent in January 2015 from December 2014, and

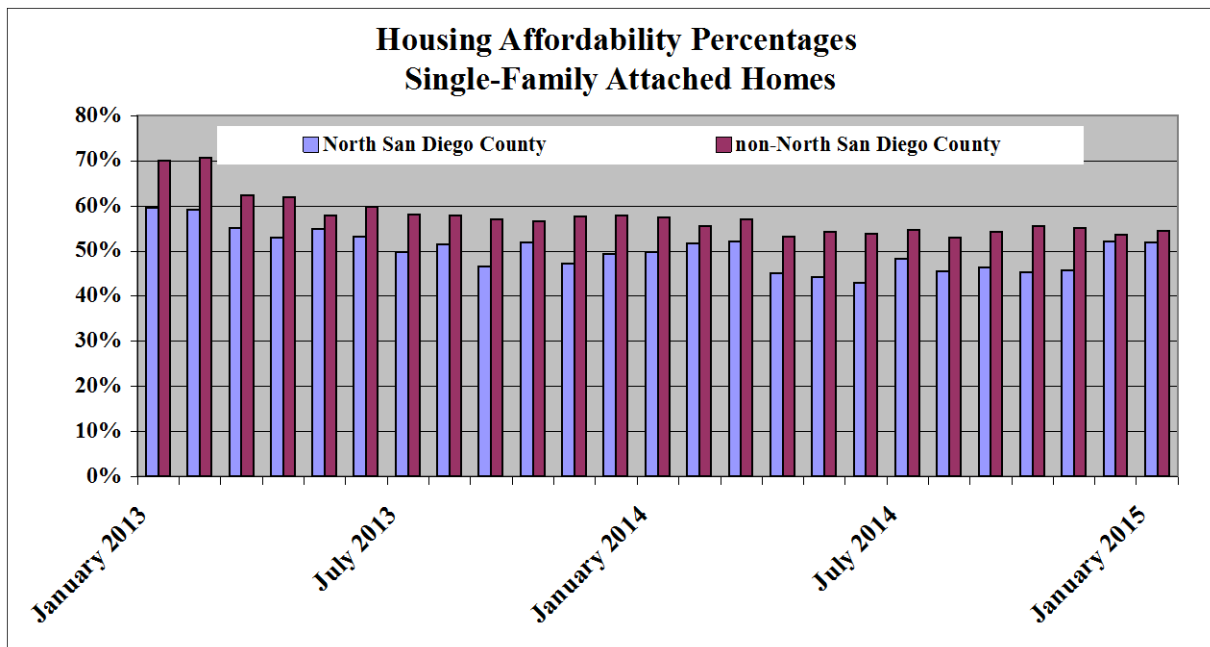


decreased 44.94 percent year-over compared to January 2014.

North San Diego County HomeDex™ January 2015 Summary Report Single-Family Attached Homes

Housing Affordability – Single-Family Attached Homes

- The monthly payment – including principal, interest, property taxes, and insurance – for the median-priced SFA home in North County increased from \$1,690 in December 2014 to \$1,703 in January 2015. The monthly payment for the median-priced SFA home in non-North San Diego County zip codes decreased, from \$1,644 in December 2014 to \$1,614 in January 2015.
- The percent of San Diego County households able to afford the median-priced SFA home in North County was constant at 52 percent in January 2015.³ The SFA home affordability level for non-North San Diego County zip code increased, from 53 percent in December 2014 to 55 percent in January 2015.
- There were 50 percent of county households able to afford the median-priced SFA home in North San Diego County in January 2014, and 57 percent able to afford the median-priced SFA home in non-North County zip codes in January 2014.



North San Diego County HomeDex™
January 2015 Summary Report
Single-Family Attached Homes

North San Diego County Housing Characteristics Single-Family Attached Homes January 2015	
Median Price	\$343,000
Average Price	\$391,398
Median Price per Square Foot	\$290
Lowest-Priced Home Sold	\$86,650
Highest-Priced Home Sold	\$1,450,000
Number Units Sold	200
Total Sales	\$78,279,555
Median Days on Market	31
Median Square Feet	1,204
Median Number of Bedrooms	2
Median Number of Baths	2
Median Age (years) of Homes Sold	30

Month/Year	SFA Median Home Prices		HomeDex Single-Family Attached Homes	
	North San Diego County	non-North San Diego County	North San Diego County	non-North San Diego County
January 2014	\$337,000	\$285,000	50%	57%
February 2014	\$321,083	\$295,000	52%	55%
March 2014	\$322,813	\$290,650	52%	57%
April 2014	\$372,500	\$317,500	45%	53%
May 2014	\$380,450	\$310,000	44%	54%
June 2014	\$398,500	\$318,000	43%	54%
July 2014	\$358,250	\$315,000	48%	55%
August 2014	\$380,000	\$327,500	45%	53%
September 2014	\$381,100	\$320,000	46%	54%
October 2014	\$386,250	\$312,000	45%	56%
November 2014	\$375,000	\$310,000	46%	55%
December 2014	\$339,154	\$329,900	52%	53%
January 2015	\$343,000	\$325,000	52%	55%

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North San Diego County HomeDex™
January 2015 Summary Report
Single-Family Attached Homes

North San Diego County Zip Codes	Jan. 2015 Affordability	Jan. 2014 Affordability	Jan. 2015 Median Price	% Price Chg. Jan. 2014	Jan. 2015 Sold Listings	Median Days on Market Jan. 2015	Med. Days on Market % Chg. from Dec. 2014
92003 - BONSBALL	-	59%	-	-	0	-	-
92007 - CARDIFF	32%	21%	\$525,000	-18%	3	15	200%
92008 - CARLSBAD	27%	24%	\$589,000	0%	3	33	10%
92009 - CARLSBAD	45%	40%	\$400,000	-4%	14	15	-57%
92010 - CARLSBAD	41%	43%	\$432,500	11%	3	35	-3%
92011 - CARLSBAD	28%	32%	\$577,500	18%	8	90	105%
92014 - DEL MAR	14%	13%	\$791,000	1%	5	2	-89%
92024 - ENCINITAS	47%	32%	\$375,000	-23%	7	5	-81%
92025 - ESCONDIDO	78%	72%	\$189,000	-8%	5	76	49%
92026 - ESCONDIDO	68%	77%	\$240,000	33%	9	43	-37%
92027 - ESCONDIDO	74%	74%	\$208,750	6%	10	21	-2%
92028 - FALLBROOK	62%	63%	\$275,500	12%	2	183	68%
92029 - ESCONDIDO	-	-	-	-	0	-	-
92054 - OCEANSIDE	41%	31%	\$435,000	-13%	18	29	0%
92056 - OCEANSIDE	61%	61%	\$280,000	8%	13	45	41%
92057 - OCEANSIDE	72%	70%	\$220,000	2%	13	52	148%
92058 - OCEANSIDE	74%	-	\$207,000	-	7	54	-
92059 - PALA	-	-	-	-	0	-	-
92061 - PAUMA VALLEY	-	54%	-	-	0	-	-
92064 - POWAY	43%	48%	\$416,000	19%	1	6	-81%
92065 - RAMONA	79%	72%	\$187,000	-9%	2	70	-
92067 - RANCHO SANTA FE	-	-	-	-	0	-	-
92068 - SAN LUIS REY	-	-	-	-	0	-	-
92069 - SAN MARCOS	77%	69%	\$193,700	-12%	2	52	43%
92075 - SOLANA BEACH	15%	14%	\$750,000	2%	4	17	-73%
92078 - SAN MARCOS	57%	52%	\$305,000	-5%	11	50	108%
92081 - VISTA	65%	70%	\$250,000	17%	4	22	65%
92082 - VALLEY CENTER	-	-	-	-	0	-	-
92083 - VISTA	74%	73%	\$208,000	5%	1	110	162%
92084 - VISTA	-	61%	-	-	0	-	-
92091 - RANCHO SANTA FE	18%	-	\$710,000	-	1	115	44%
92127 - RANCHO BERNARDO	46%	54%	\$386,500	27%	12	39	10%
92128 - RANCHO BERNARDO	51%	53%	\$352,000	12%	25	22	-37%
92129 - RANCHO PENASQUITOS	58%	55%	\$299,000	0%	8	32	-7%
92130 - CARMEL VALLEY	41%	39%	\$434,500	4%	16	35	46%

North San Diego County HomeDex™ January 2015 Summary Report Single-Family Attached Homes

¹ The median is the middle-priced home sold: Half the homes sold for more than the median, and half sold for less.

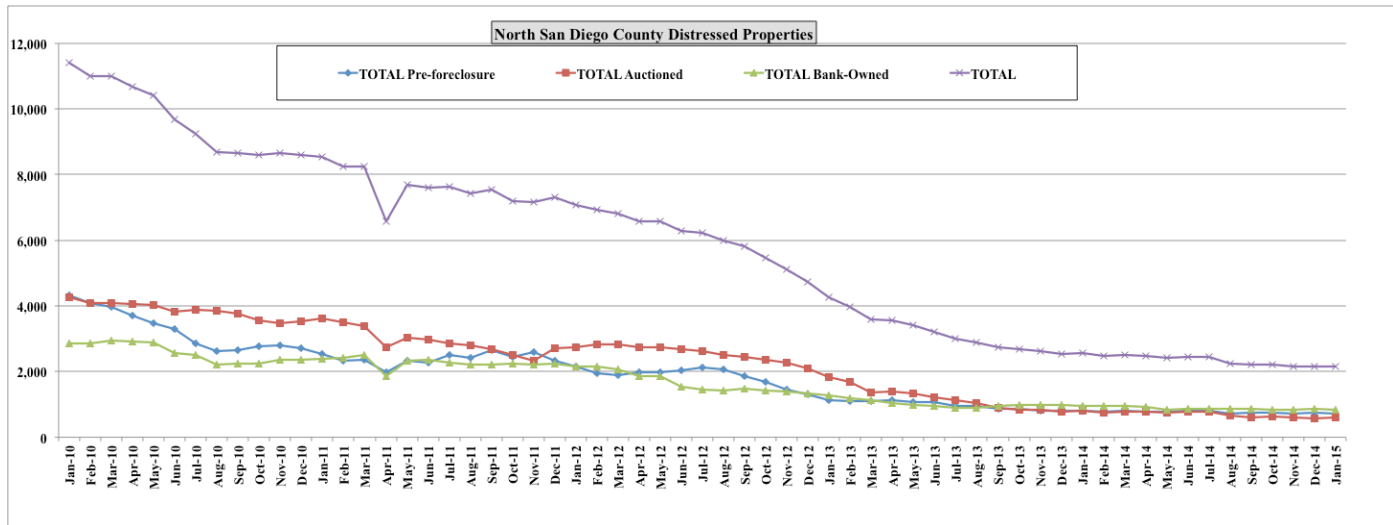
² The reported days-on-market number is defined as the time between the listing and sale of a property. In the event that a property is re-listed then days-on-market is calculated from the new list date to sale date; the occurrence of re-listing biases downward the reported days-on-market.

³ HomeDex™ affordability percentages assume homeowners place 20 percent down and spend no more than a third of their income on housing.

North San Diego County HomeDex™
Foreclosure Activity Report – Ending January 2015

North San Diego County Zip Codes	Number of Pre-Foreclosure Properties ¹ ending January 2015	% Chg. from Pre-Foreclosures ending December 2014	Number of Bank-Owned ending January 2015	% Chg. from Bank-Owned ending December 2014
92003 - BONSALL	8	14.29%	100	0.00%
92007 - CARDIFF	5	-28.57%	6	0.00%
92008 - CARLSBAD	10	-16.67%	18	28.57%
92009 - CARLSBAD	33	3.13%	20	11.11%
92010 - CARLSBAD	12	9.09%	6	0.00%
92011 - CARLSBAD	11	10.00%	12	-7.69%
92014 - DEL MAR	10	42.86%	21	-4.55%
92024 - ENCINITAS	26	8.33%	54	3.85%
92025 - ESCONDIDO	22	-8.33%	42	-14.29%
92026 - ESCONDIDO	38	8.57%	64	-3.03%
92027 - ESCONDIDO	41	5.13%	33	0.00%
92028 - FALLBROOK	39	-11.36%	31	-6.06%
92029 - ESCONDIDO	25	4.17%	19	5.56%
92054 - OCEANSIDE	20	11.11%	22	-4.35%
92056 - OCEANSIDE	46	-6.12%	22	-12.00%
92057 - OCEANSIDE	48	-5.88%	39	-4.88%
92059 - PALA	1	-	1	0.00%
92061 - PAUMA VALLEY	1	-50.00%	2	0.00%
92064 - POWAY	20	-20.00%	14	7.69%
92065 - RAMONA	40	5.26%	33	-8.33%
92067 - RANCHO SANTA FE	13	8.33%	23	15.00%
92068 - SAN LUIS REY	0	-	-	-
92069 - SAN MARCOS	35	9.38%	33	0.00%
92075 - SOLANA BEACH	8	14.29%	8	-11.11%
92078 - SAN MARCOS	50	-3.85%	30	0.00%
92081 - VISTA	19	-9.52%	21	5.00%
92082 - VALLEY CENTER	13	-45.83%	40	-9.09%
92083 - VISTA	17	-5.56%	15	-16.67%
92084 - VISTA	31	14.81%	39	14.71%
92091 - RANCHO SANTA FE	1	0.00%	0	-100.00%
92127 - RANCHO BERNARDO	22	29.41%	22	-4.35%
92128 - RANCHO BERNARDO	24	-4.00%	22	15.79%
92129 - RANCHO PENASQUITOS	24	4.35%	13	0.00%
92130 - CARMEL VALLEY	16	-11.11%	11	-15.38%
TOTALS	729	-0.95%	836	-1.99%

North San Diego County HomeDex™ Foreclosure Activity Report – Ending January 2015



¹ Active “pre-foreclosure” include properties classified as “Lis Pendens” (i.e., a public notice has been served that a loan is delinquent and the lending institution has initiated the foreclosure process) and “Final Judgment” (i.e., the court has authorized the lender to proceed with the auction of the property); data reported from First American RES database of properties obtained from county assessment records. All numbers shown are reported for a particular point in time, as these databases are frequently updated. NSDCAR does not guarantee accuracy of data.



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Escondido, CA 92025
Phone: (760) 745-2299
Fax: (760) 745-3842

Carlsbad Service Center

6183 Paseo Del Norte, Ste. 150
Carlsbad, CA 92009
Phone: (760) 929-2100
Fax: (760) 929-2115

Carmel Valley Service Center

12250 El Camino Real, Suite 118
San Diego, CA 92130
Phone: (858) 350-1600
Fax: (858) 350-0380

Fallbrook Service Center

126 West Beech
Fallbrook, CA 92028
Phone: (760) 728-5811
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“Increasing the Success and Profitability of Those We Serve”