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The Real Estate Report

Prices & Sales Up in 2016

Prices for single-family homes, while not quite reaching the highs set in 2005, ended the year with modest gains. The median prices for homes gained 5.4% compared to 2015. Making it the fifth year in a row of year-over-year gains. The median price for condos/townhomes did reach all-time highs in 2016, gaining 8.3%. (See tables on next page for details.)

Sales were up marginally in 2016. Single-family home sales rose 0.7% year-over-year. Condo/townhome sales were up 0.3%.

Southern California	2014	2016	2016p	2017f
SFH Resales % Change	-8.9%	7.2%	0.4%	0.7%
Median Price (\$000s)	\$435.3	\$461.3	\$486.0	\$501.5
Median Price % Change	9.6%	6.0%	5.4%	3.2%

C.A.R.'s 2017 California Housing Market Forecast

Home sales expected to edge up slightly in 2017, while prices post slowest gain in six years

Following a dip in home sales in 2016, California's housing market will post a nominal increase in 2017, as supply shortages and affordability constraints hamper market activity, according to the "2017 California Housing Market Forecast," released today by the CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.).

The C.A.R. forecast sees a modest increase in existing home sales of 1.4 percent next year to reach 413,000 units, up slightly from the projected 2016 sales figure of 407,300 homes sold. Sales in 2016 also will be virtually flat at 407,300 existing, single-family home sales, compared with the 408,800 pace of homes sold in 2016.

"Next year, California's housing market will be driven by tight housing supplies and the lowest housing affordability in six years," said C.A.R. President Pat "Ziggy" Zicarelli. "The market will experience regional differences, with more affordable areas, such as the Inland Empire and Central Valley, outperforming the urban coastal centers, where high home prices and a limited availability of homes on the market will hamper

sales. As a result, the Southern California and Central Valley regions will see moderate sales increases, while the San Francisco Bay Area will experience a decline as home buyers migrate to peripheral cities with more affordable options."

C.A.R.'s forecast projects growth in the U.S. Gross Domestic Product of 2.2 percent in 2017, after a projected gain of 1.5 percent in 2016. With California's nonfarm job growth at 1.6 percent, down from a projected 2.3 percent in 2016, the state's unemployment rate will reach 5.3 percent in 2017, compared with 5.5 percent in 2016 and 6.2 percent in 2016.

The average for 30-year, fixed mortgage interest rates will rise only slightly to 4.0 percent in 2017, up from 3.6 percent in 2016, but will still remain at historically low levels.

The California median home price is forecast to increase 4.3 percent to \$525,600 in 2017, following a projected 6.2 percent increase in 2016 to \$503,900, representing the slowest rate of price appreciation in six years.

"With the California economy continuing to outperform the nation, the demand for housing will

remain robust even with supply and affordability constraints still very much in evidence. The net result will be California's housing market posting a modest increase in 2017," said C.A.R. Vice President and Chief Economist Leslie Appleton-Young. "The underlying fundamentals continue to support overall home sales growth, but headwinds, such as global economic uncertainty and deteriorating housing affordability, will temper stronger sales activity."

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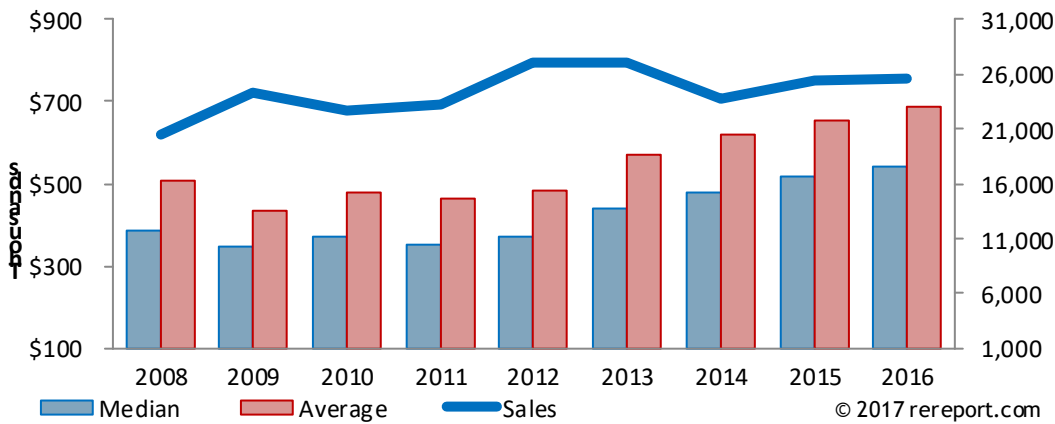
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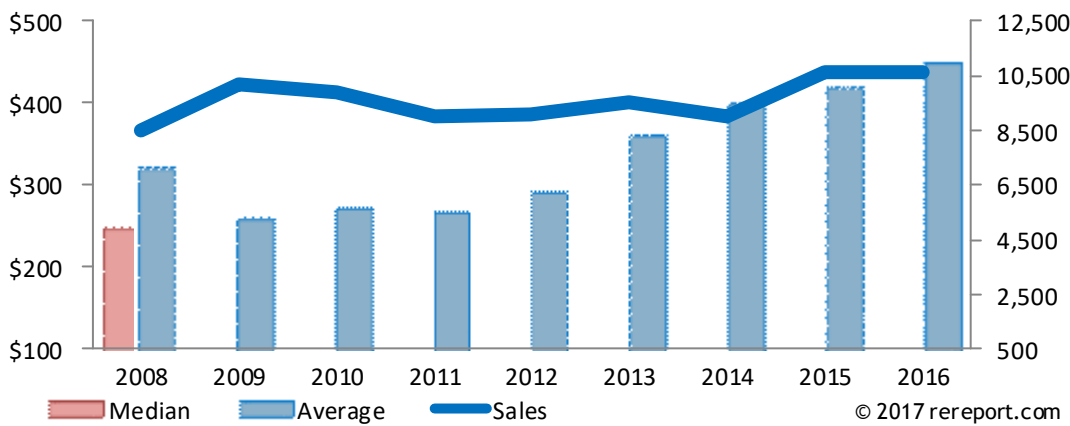


San Diego County								
SINGLE-FAMILY HOMES						% Change YOY		
Prices			Prices					
Year	Sales	Median	Average	SP/LP	DOI	Sales	Med	Ave
2008	20,511	\$ 385,000	\$ 509,687	97.2%	186			
2009	24,355	\$ 345,000	\$ 436,796	99.1%	123	18.7%	-10.4%	-14.3%
2010	22,612	\$ 370,000	\$ 478,936	98.2%	156	-7.2%	7.2%	9.6%
2011	23,142	\$ 352,850	\$ 464,145	97.1%	141	2.3%	-4.6%	-3.1%
2012	27,121	\$ 370,000	\$ 484,858	97.9%	80	17.2%	4.9%	4.5%
2013	26,963	\$ 440,000	\$ 569,893	98.8%	75	-0.6%	18.9%	17.5%
2014	23,843	\$ 480,000	\$ 621,369	97.7%	141	-11.6%	9.1%	9.0%
2015	25,396	\$ 515,000	\$ 654,647	97.9%	60	6.5%	7.3%	5.4%
2016	25,564	\$ 543,000	\$ 689,216	98.1%	52	0.7%	5.4%	5.3%

San Diego County Homes - Prices & Sales



San Diego County Condos - Prices & Sales



San Diego County								
CONDOMINIUMS						% Change YOY		
Prices			Prices					
Year	Sales	Median	Average	SP/LP	DOI	Sales	Med	Ave
2008	8,531	\$ 250,000	\$ 321,766	96.9%	179			
2009	10,178	\$ 210,000	\$ 261,760	98.9%	132	19.3%	-16.0%	-18.6%
2010	9,905	\$ 224,900	\$ 274,890	99.0%	152	-2.7%	7.1%	5.0%
2011	9,043	\$ 210,000	\$ 268,984	97.4%	128	-8.7%	-6.6%	-2.1%
2012	9,111	\$ 234,990	\$ 293,905	98.5%	83	0.8%	11.9%	9.3%
2013	9,494	\$ 300,000	\$ 360,569	99.8%	72	4.2%	27.7%	22.7%
2014	9,038	\$ 330,000	\$ 400,370	97.9%	123	-4.8%	10.0%	11.0%
2015	10,597	\$ 350,000	\$ 420,263	98.0%	44	17.2%	6.1%	5.0%
2016	10,627	\$ 379,000	\$ 448,738	98.4%	32	0.3%	8.3%	6.8%

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2016 Central San Diego County Annual Real Estate Report

Central San Diego County

SINGLE-FAMILY HOMES

% Change YOY

Year	Prices					Prices		
	Sales	Median	Average	SP/LP	DOI	Sales	Med	Ave
2008	3,645	\$ 410,100	\$ 596,858	97.1%	179			
2009	4,339	\$ 370,000	\$ 507,130	98.9%	121	19.0%	-9.8%	-15.0%
2010	4,278	\$ 400,000	\$ 543,018	97.9%	159	-1.4%	8.1%	7.1%
2011	4,461	\$ 375,000	\$ 540,557	96.7%	126	4.3%	-6.3%	-0.5%
2012	5,131	\$ 400,000	\$ 570,191	97.5%	79	15.0%	6.7%	5.5%
2013	5,181	\$ 481,000	\$ 673,996	98.7%	74	1.0%	20.3%	18.2%
2014	4,836	\$ 529,000	\$ 723,186	97.5%	132	-6.7%	10.0%	7.3%
2015	4,959	\$ 568,050	\$ 795,262	97.9%	57	2.5%	7.4%	10.0%
2016	4,889	\$ 595,000	\$ 833,746	98.0%	53	-1.4%	4.7%	4.8%

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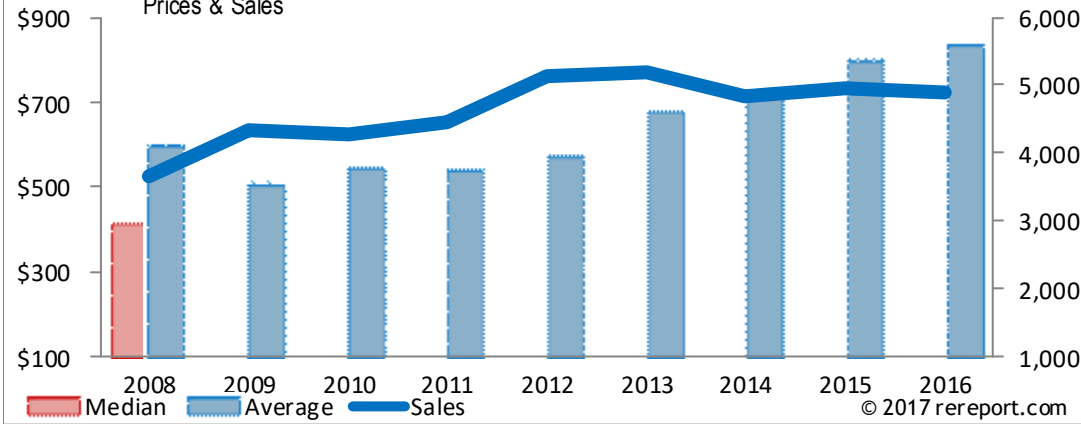
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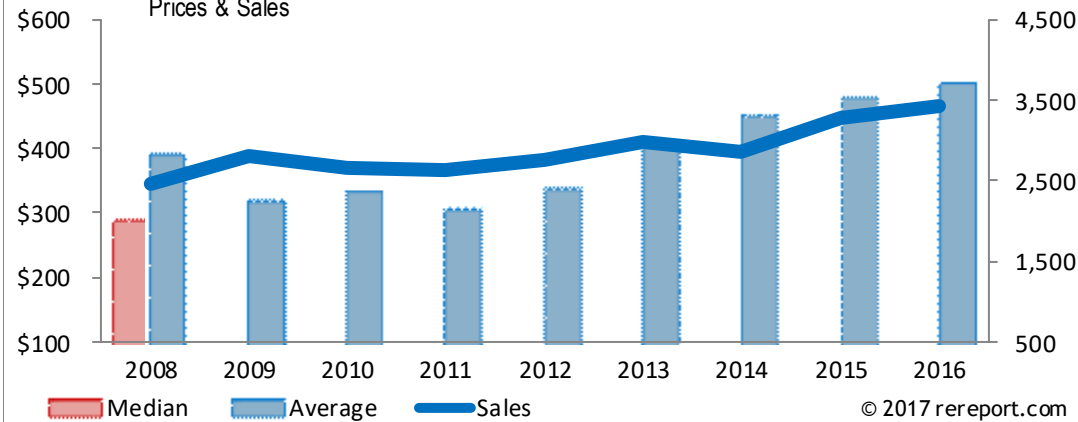
Central San Diego County Homes -

Prices & Sales



Central San Diego County Condos -

Prices & Sales



Central San Diego County

CONDOMINIUMS

% Change YOY

Year	Prices					Prices		
	Sales	Median	Average	SP/LP	DOI	Sales	Med	Ave
2008	2,451	\$ 290,000	\$ 391,934	96.8%	168			
2009	2,807	\$ 250,000	\$ 318,974	98.5%	137	14.5%	-13.8%	-18.6%
2010	2,667	\$ 260,000	\$ 334,804	98.5%	172	-5.0%	4.0%	5.0%
2011	2,623	\$ 225,000	\$ 307,049	96.7%	131	-1.6%	-13.5%	-8.3%
2012	2,757	\$ 248,900	\$ 338,005	98.0%	84	5.1%	10.6%	10.1%
2013	2,987	\$ 320,000	\$ 408,762	99.4%	74	8.3%	28.6%	20.9%
2014	2,853	\$ 349,000	\$ 451,484	97.7%	124	-4.5%	9.1%	10.5%
2015	3,277	\$ 369,000	\$ 479,103	97.9%	51	14.9%	5.7%	6.1%
2016	3,421	\$ 393,000	\$ 499,733	98.4%	34	4.4%	6.5%	4.3%

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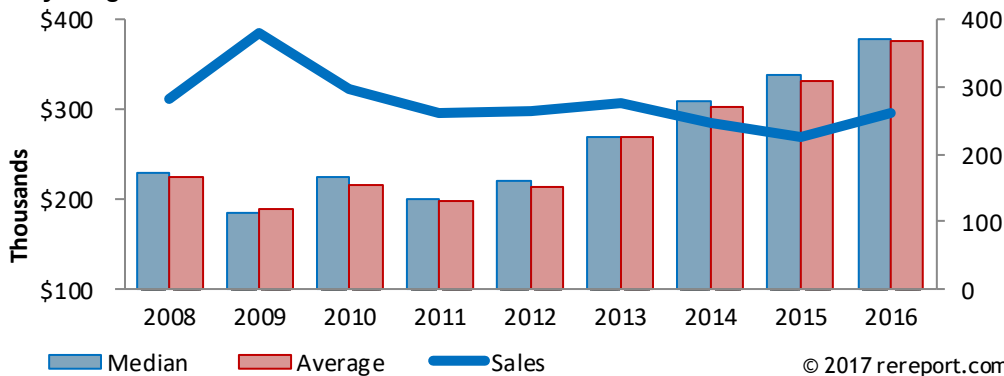
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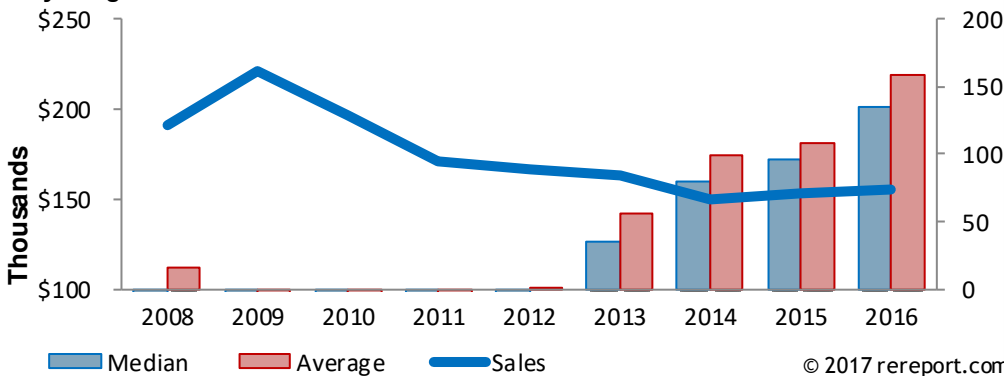


City Heights									
SINGLE-FAMILY HOMES					% Change from Year Before				
Year	Prices			Sales	DOI	SP/LP	Prices		Sales
	Median	Average					Med	Ave	
2008	\$ 230,000	\$ 225,758	282	180	97.5%				
2009	\$ 185,000	\$ 189,848	378	81	102.1%	-19.6%	-15.9%	34.0%	
2010	\$ 225,000	\$ 216,166	297	123	101.2%	21.6%	13.9%	-21.4%	
2011	\$ 200,000	\$ 197,687	261	123	98.5%	-11.1%	-8.5%	-12.1%	
2012	\$ 220,000	\$ 214,220	264	66	99.8%	10.0%	8.4%	1.1%	
2013	\$ 270,000	\$ 269,409	276	69	100.7%	22.7%	25.8%	4.5%	
2014	\$ 310,000	\$ 303,411	245	111	98.4%	14.8%	12.6%	-11.2%	
2015	\$ 338,000	\$ 331,398	225	45	98.4%	9.0%	9.2%	-8.2%	
2016	\$ 379,000	\$ 374,848	261	32	98.8%	12.1%	13.1%	16.0%	

City Heights Homes - Prices & Sales



City Heights Condos - Prices & Sales



City Heights									
Condominiums					% Change from Year Before				
Year	Prices			Sales	DOI	SP/LP	Prices		Sales
	Median	Average					Med	Ave	
2008	\$ 92,750	\$ 111,423	122	165	95.9%				
2009	\$ 76,000	\$ 91,157	162	106	99.4%	-18.1%	-18.2%	32.8%	
2010	\$ 79,500	\$ 91,404	128	108	101.5%	4.6%	0.3%	-21.0%	
2011	\$ 88,000	\$ 97,675	94	89	98.3%	10.7%	6.9%	-26.6%	
2012	\$ 95,175	\$ 101,078	88	100	98.8%	8.2%	3.5%	-6.4%	
2013	\$ 126,250	\$ 141,734	84	52	101.9%	32.7%	40.2%	-4.5%	
2014	\$ 160,000	\$ 174,298	67	179	97.3%	26.7%	23.0%	-20.2%	
2015	\$ 172,000	\$ 180,758	71	62	95.1%	7.5%	3.7%	6.0%	
2016	\$ 200,500	\$ 219,061	74	20	97.6%	16.6%	21.2%	4.2%	

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Clairemont Mesa								
SINGLE-FAMILY HOMES					% Change from Year Before			
Prices			Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 430,000	\$ 452,327	296	110	97.9%			
2009	\$ 410,000	\$ 432,178	329	83	98.8%	-4.7%	-4.5%	11.1%
2010	\$ 425,000	\$ 446,397	333	129	98.0%	3.7%	3.3%	1.2%
2011	\$ 392,500	\$ 413,630	368	101	97.3%	-7.6%	-7.3%	10.5%
2012	\$ 405,000	\$ 424,067	427	51	98.0%	3.2%	2.5%	16.0%
2013	\$ 469,500	\$ 495,282	422	40	100.0%	15.9%	16.8%	-1.2%
2014	\$ 518,000	\$ 536,224	442	76	98.0%	10.3%	8.3%	4.7%
2015	\$ 547,500	\$ 569,732	427	38	98.5%	5.7%	6.2%	-3.4%
2016	\$ 580,000	\$ 611,914	457	20	98.5%	5.9%	7.4%	7.0%

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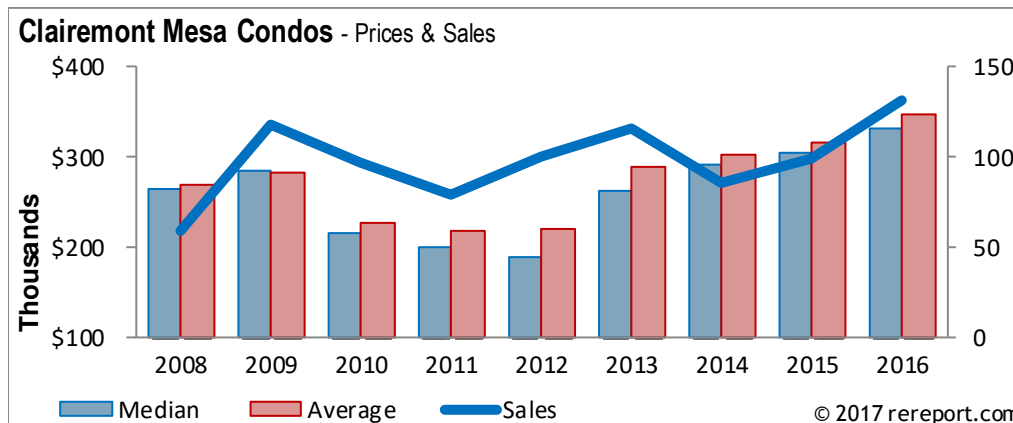
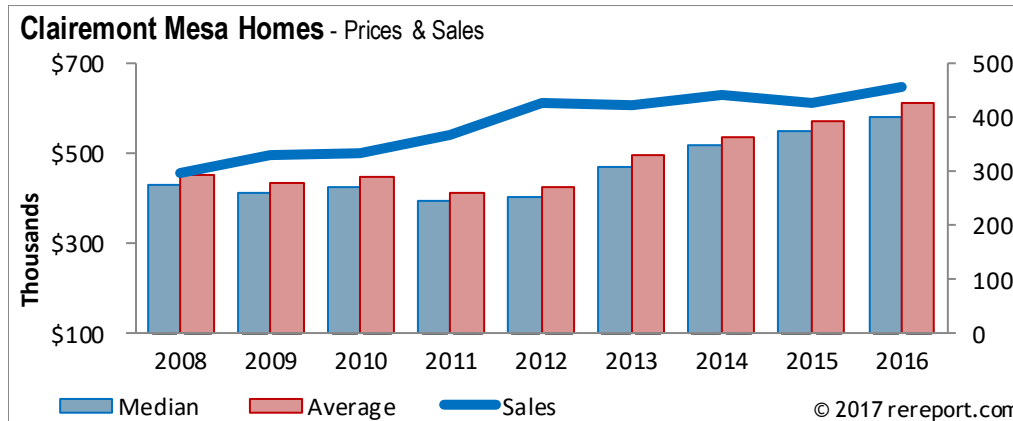
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Clairemont Mesa								
Condominiums					% Change from Year Before			
Prices			Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 265,000	\$ 269,142	59	148	97.1%			
2009	\$ 284,450	\$ 282,813	118	108	97.9%	7.3%	5.1%	100.0%
2010	\$ 215,750	\$ 225,522	96	159	98.9%	-24.2%	-20.3%	-18.6%
2011	\$ 199,000	\$ 216,959	79	184	96.9%	-7.8%	-3.8%	-17.7%
2012	\$ 189,500	\$ 218,701	100	95	98.8%	-4.8%	0.8%	26.6%
2013	\$ 261,500	\$ 288,266	116	60	101.0%	38.0%	31.8%	16.0%
2014	\$ 290,000	\$ 302,422	85	64	98.0%	10.9%	4.9%	-26.7%
2015	\$ 305,000	\$ 315,667	99	44	98.1%	5.2%	4.4%	16.5%
2016	\$ 330,000	\$ 346,482	131	20	98.9%	8.2%	9.8%	32.3%

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Coronado								
SINGLE-FAMILY HOMES					% Change from Year Before			
Prices			Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 1,400,000	\$ 1,767,570	91	541	92.1%			
2009	\$ 1,250,500	\$ 1,431,620	112	371	91.8%	-10.7%	-19.0%	23.1%
2010	\$ 1,354,000	\$ 1,703,030	139	333	92.2%	8.3%	19.0%	24.1%
2011	\$ 1,300,000	\$ 1,548,840	167	174	92.1%	-4.0%	-9.1%	20.1%
2012	\$ 1,342,500	\$ 1,632,740	166	226	93.5%	3.3%	5.4%	-0.6%
2013	\$ 1,380,250	\$ 1,667,160	192	131	95.2%	2.8%	2.1%	15.7%
2014	\$ 1,525,000	\$ 1,858,500	175	231	95.2%	10.5%	11.5%	-8.9%
2015	\$ 1,697,500	\$ 1,938,510	170	201	95.7%	11.3%	4.3%	-2.9%
2016	\$ 1,685,000	\$ 2,124,730	169	194	95.2%	-0.7%	9.6%	-0.6%

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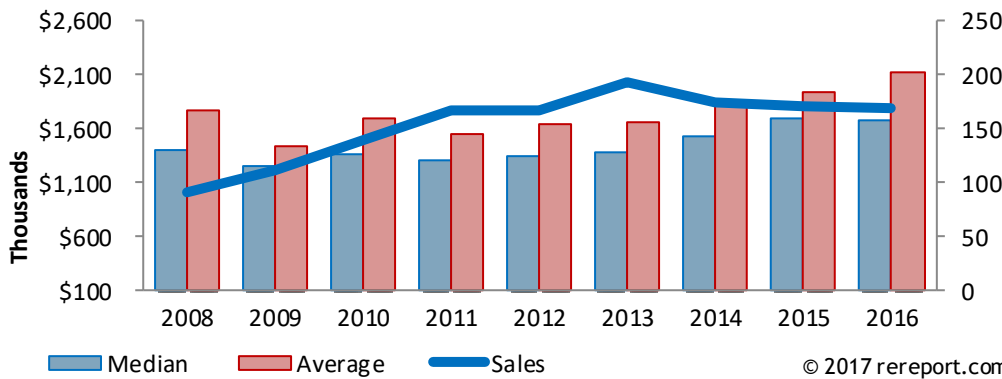
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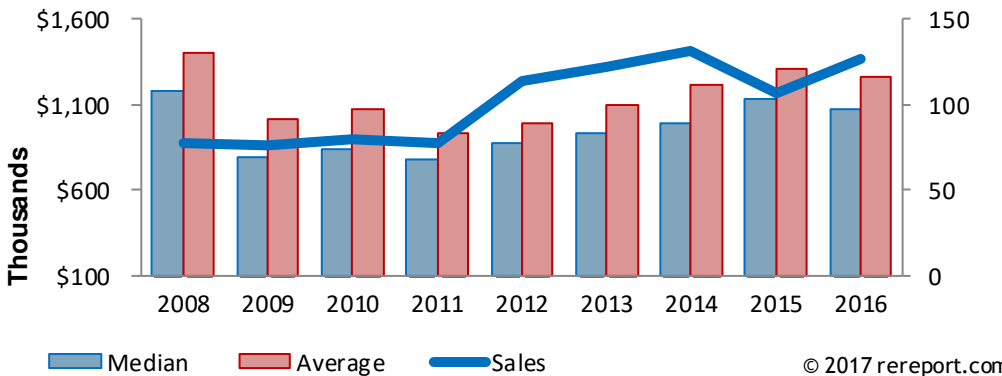
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Coronado Homes - Prices & Sales



Coronado Condos - Prices & Sales



Coronado								
Condominiums					% Change from Year Before			
Prices			Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 1,175,000	\$ 1,396,230	77	417	94.8%			
2009	\$ 797,500	\$ 1,012,690	76	335	90.5%	-32.1%	-27.5%	-1.3%
2010	\$ 837,500	\$ 1,076,460	80	437	93.5%	5.0%	6.3%	5.3%
2011	\$ 780,000	\$ 926,694	77	440	93.9%	-6.9%	-13.9%	-3.8%
2012	\$ 879,000	\$ 995,823	114	208	94.0%	12.7%	7.5%	48.1%
2013	\$ 926,500	\$ 1,094,760	122	179	95.1%	5.4%	9.9%	7.0%
2014	\$ 995,000	\$ 1,216,230	131	211	95.5%	7.4%	11.1%	7.4%
2015	\$ 1,130,000	\$ 1,310,210	107	208	96.1%	13.6%	7.7%	-18.3%
2016	\$ 1,070,000	\$ 1,260,190	127	132	96.4%	-5.3%	-3.8%	18.7%

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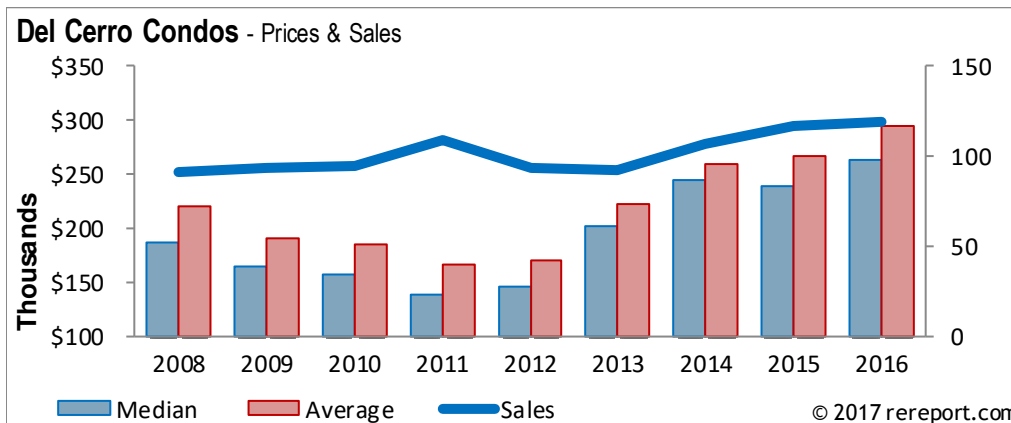
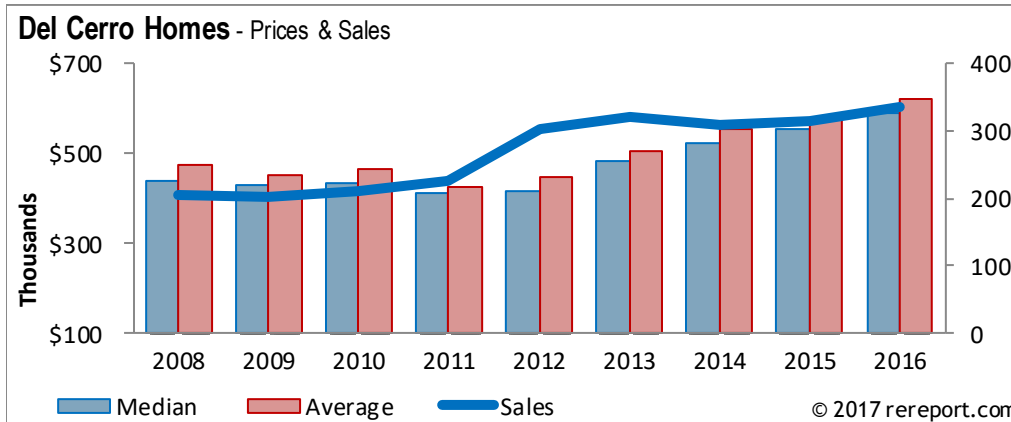
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Del Cerro								
SINGLE-FAMILY HOMES					% Change from Year Before			
Prices				Prices				
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 439,500	\$ 472,666	204	106	97.2%			
2009	\$ 430,000	\$ 453,370	201	100	98.4%	-2.2%	-4.1%	-1.5%
2010	\$ 435,000	\$ 466,649	212	130	97.5%	1.2%	2.9%	5.5%
2011	\$ 410,000	\$ 425,406	225	126	97.3%	-5.7%	-8.8%	6.1%
2012	\$ 417,500	\$ 446,557	302	57	97.3%	1.8%	5.0%	34.2%
2013	\$ 482,000	\$ 503,368	321	54	98.5%	15.4%	12.7%	6.3%
2014	\$ 522,000	\$ 555,881	309	113	97.2%	8.3%	10.4%	-3.7%
2015	\$ 552,600	\$ 575,194	314	39	97.9%	5.9%	3.5%	1.6%
2016	\$ 590,000	\$ 621,403	335	32	98.1%	6.8%	8.0%	6.7%



Del Cerro								
Condominiums					% Change from Year Before			
Prices				Prices				
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 187,000	\$ 219,267	91	144	98.1%			
2009	\$ 165,000	\$ 190,975	93	102	98.6%	-11.8%	-12.9%	2.2%
2010	\$ 156,500	\$ 184,049	94	151	98.6%	-5.2%	-3.6%	1.1%
2011	\$ 138,000	\$ 167,051	109	104	98.8%	-11.8%	-9.2%	16.0%
2012	\$ 146,000	\$ 169,641	93	86	99.8%	5.8%	1.6%	-14.7%
2013	\$ 201,750	\$ 221,366	92	87	101.0%	38.2%	30.5%	-1.1%
2014	\$ 245,000	\$ 258,543	107	102	98.0%	21.4%	16.8%	16.3%
2015	\$ 239,000	\$ 265,791	117	34	98.1%	-2.4%	2.8%	9.3%
2016	\$ 262,000	\$ 294,318	119	15	98.9%	9.6%	10.7%	1.7%

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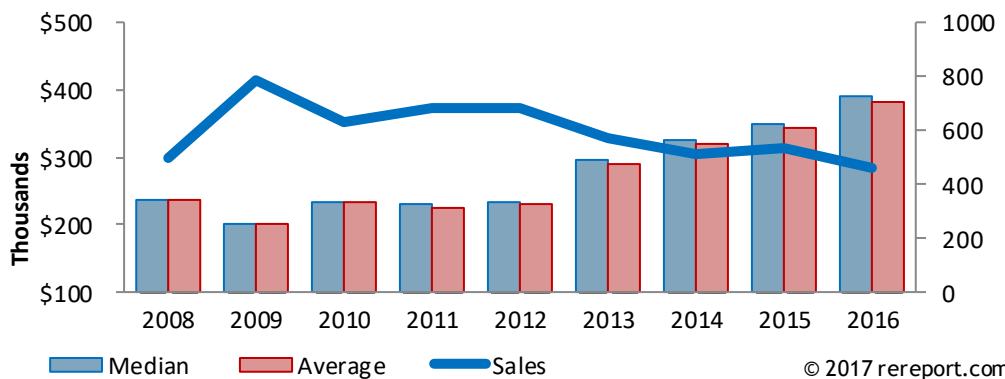
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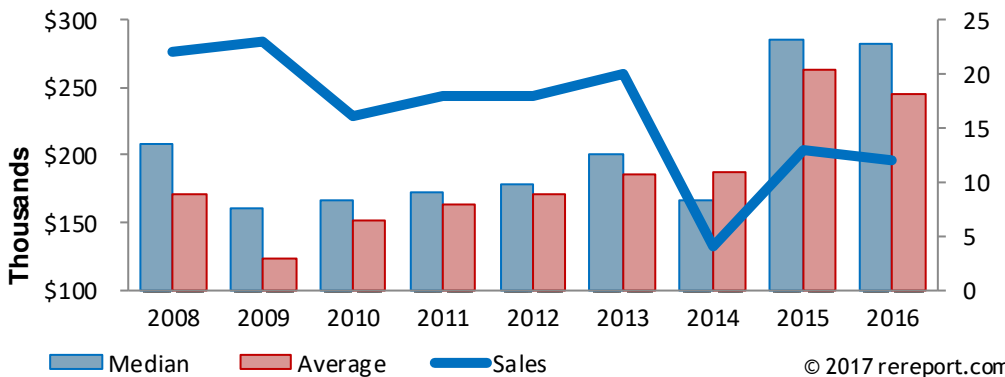


Encanto								
SINGLE-FAMILY HOMES					% Change from Year Before			
Year	Prices			Prices				
	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 237,750	\$ 236,861	498	218	99.0%			
2009	\$ 200,000	\$ 200,021	788	94	102.1%	-15.9%	-15.6%	58.2%
2010	\$ 235,000	\$ 233,204	632	162	100.7%	17.5%	16.6%	-19.8%
2011	\$ 230,000	\$ 224,794	681	107	98.7%	-2.1%	-3.6%	7.8%
2012	\$ 235,000	\$ 231,288	681	79	98.2%	2.2%	2.9%	0.0%
2013	\$ 295,000	\$ 288,882	571	80	99.6%	25.5%	24.9%	-16.2%
2014	\$ 325,000	\$ 318,605	513	120	98.2%	10.2%	10.3%	-10.2%
2015	\$ 349,000	\$ 342,753	533	31	99.0%	7.4%	7.6%	3.9%
2016	\$ 390,000	\$ 382,116	457	46	98.8%	11.7%	11.5%	-14.3%

Encanto Homes - Prices & Sales



Encanto Condos - Prices & Sales



Encanto								
Condominiums					% Change from Year Before			
Year	Prices			Prices				
	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 207,495	\$ 170,852	22	149	95.1%			
2009	\$ 160,000	\$ 123,698	23	95	101.1%	-22.9%	-27.6%	4.5%
2010	\$ 166,550	\$ 150,858	16	341	100.4%	4.1%	22.0%	-30.4%
2011	\$ 172,500	\$ 163,683	18	162	95.8%	3.6%	8.5%	12.5%
2012	\$ 177,650	\$ 171,574	18	101	98.6%	3.0%	4.8%	0.0%
2013	\$ 201,000	\$ 185,595	20	73	102.4%	13.1%	8.2%	11.1%
2014	\$ 167,000	\$ 186,500	4	273	97.6%	-16.9%	0.5%	-80.0%
2015	\$ 285,000	\$ 262,823	13	168	98.2%	70.7%	40.9%	225.0%
2016	\$ 282,000	\$ 244,667	12	30	98.3%	-1.1%	-6.9%	-7.7%

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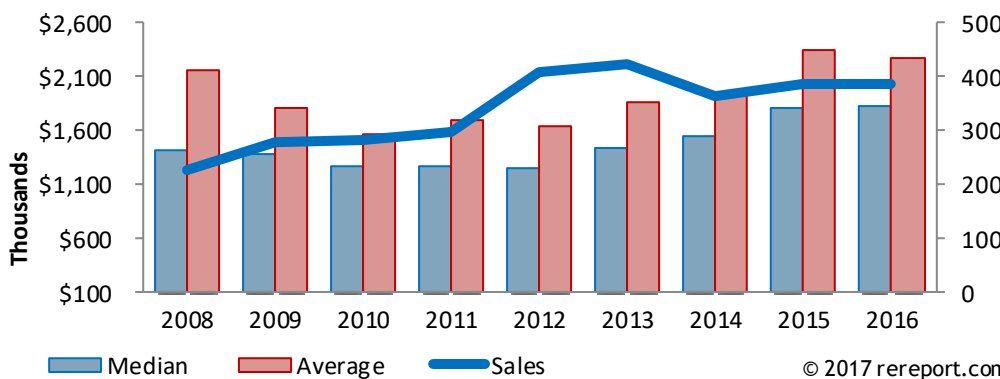
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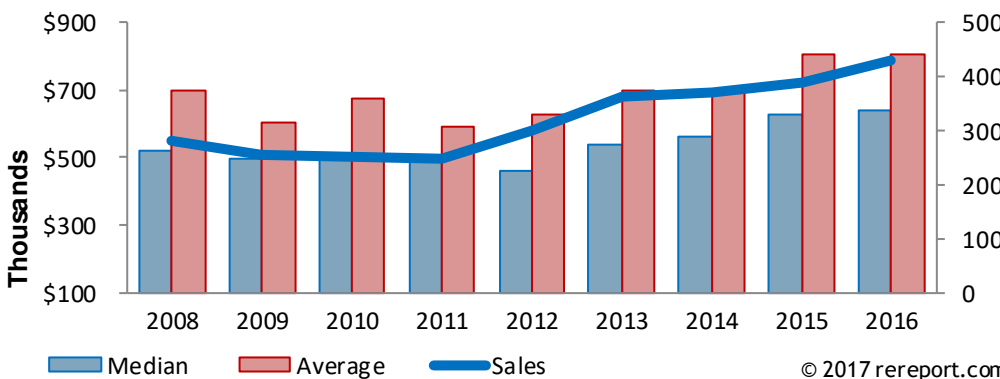


La Jolla									
SINGLE-FAMILY HOMES					% Change from Year Before				
Year	Prices			Sales	DOI	SP/LP	Prices		Sales
	Median	Average					Med	Ave	
2008	\$ 1,409,000	\$ 2,165,070	227	376	91.8%				
2009	\$ 1,375,000	\$ 1,813,130	277	288	91.8%	-2.4%	-16.3%	22.0%	
2010	\$ 1,275,000	\$ 1,571,750	283	275	92.7%	-7.3%	-13.3%	2.2%	
2011	\$ 1,275,000	\$ 1,698,120	298	257	91.8%	0.0%	8.0%	5.3%	
2012	\$ 1,250,000	\$ 1,634,880	408	156	93.9%	-2.0%	-3.7%	36.9%	
2013	\$ 1,427,500	\$ 1,857,960	422	154	95.8%	14.2%	13.6%	3.4%	
2014	\$ 1,550,000	\$ 1,944,290	363	281	95.0%	8.6%	4.6%	-14.0%	
2015	\$ 1,800,000	\$ 2,350,700	385	165	95.2%	16.1%	20.9%	6.1%	
2016	\$ 1,820,000	\$ 2,264,520	385	157	95.2%	1.1%	-3.7%	0.0%	

La Jolla Homes - Prices & Sales



La Jolla Condos - Prices & Sales



La Jolla									
Condominiums					% Change from Year Before				
Year	Prices			Sales	DOI	SP/LP	Prices		Sales
	Median	Average					Med	Ave	
2008	\$ 520,000	\$ 696,659	281	200	94.7%				
2009	\$ 494,000	\$ 605,360	256	205	95.4%	-5.0%	-13.1%	-8.9%	
2010	\$ 505,000	\$ 676,293	251	236	95.6%	2.2%	11.7%	-2.0%	
2011	\$ 500,000	\$ 589,398	248	163	94.5%	-1.0%	-12.8%	-1.2%	
2012	\$ 460,000	\$ 627,398	300	123	96.4%	-8.0%	6.4%	21.0%	
2013	\$ 535,000	\$ 696,694	361	102	97.6%	16.3%	11.0%	20.3%	
2014	\$ 559,000	\$ 694,524	371	146	97.1%	4.5%	-0.3%	2.8%	
2015	\$ 627,500	\$ 802,828	388	99	96.9%	12.3%	15.6%	4.6%	
2016	\$ 640,000	\$ 802,160	428	40	97.6%	2.0%	-0.1%	10.3%	

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2016 Central San Diego County Annual Real Estate Report

Linda Vista								
SINGLE-FAMILY HOMES					% Change from Year Before			
Prices			Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 390,000	\$ 388,103	187	80	97.2%			
2009	\$ 365,000	\$ 363,426	221	58	99.0%	-6.4%	-6.4%	18.2%
2010	\$ 375,000	\$ 375,436	249	130	98.0%	2.7%	3.3%	12.7%
2011	\$ 353,000	\$ 351,889	260	102	97.2%	-5.9%	-6.3%	4.4%
2012	\$ 371,000	\$ 368,574	294	46	97.9%	5.1%	4.7%	13.1%
2013	\$ 429,500	\$ 425,396	256	60	99.3%	15.8%	15.4%	-12.9%
2014	\$ 455,000	\$ 455,596	280	73	98.4%	5.9%	7.1%	9.4%
2015	\$ 500,000	\$ 498,089	270	39	98.2%	9.9%	9.3%	-3.6%
2016	\$ 526,000	\$ 512,080	296	15	98.8%	5.2%	2.8%	9.6%

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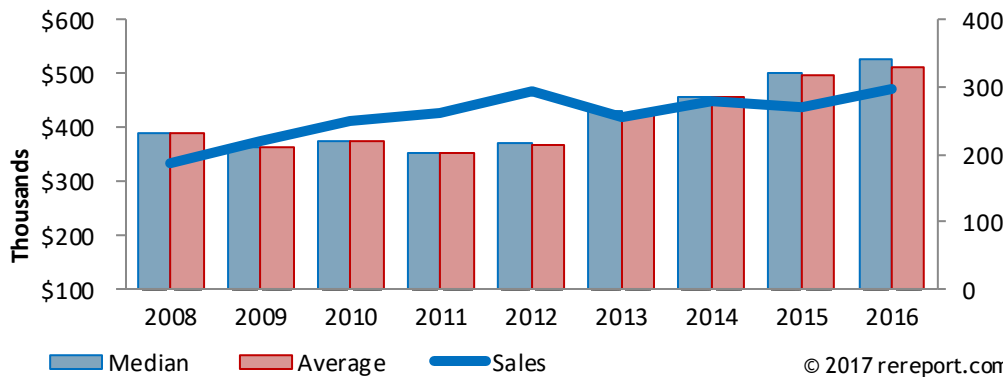
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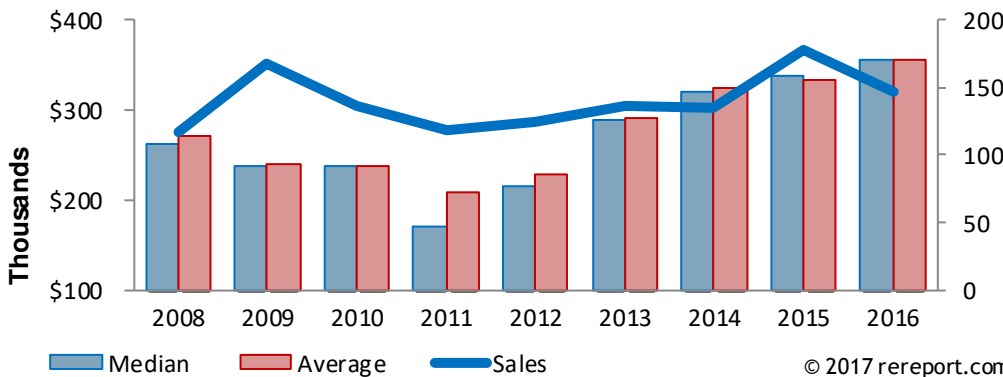
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Linda Vista Homes - Prices & Sales



Linda Vista Condos - Prices & Sales



Linda Vista								
Condominiums					% Change from Year Before			
Prices			Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 261,500	\$ 271,281	117	122	96.5%			
2009	\$ 237,750	\$ 238,618	168	111	99.0%	-9.1%	-12.0%	43.6%
2010	\$ 237,500	\$ 236,339	136	150	99.6%	-0.1%	-1.0%	-19.0%
2011	\$ 170,000	\$ 209,234	119	119	97.9%	-28.4%	-11.5%	-12.5%
2012	\$ 214,500	\$ 228,488	124	56	98.5%	26.2%	9.2%	4.2%
2013	\$ 288,750	\$ 290,306	136	72	100.6%	34.6%	27.1%	9.7%
2014	\$ 319,000	\$ 324,857	134	122	97.4%	10.5%	11.9%	-1.5%
2015	\$ 338,000	\$ 332,174	178	25	98.2%	6.0%	2.3%	32.8%
2016	\$ 355,000	\$ 354,286	147	17	98.9%	5.0%	6.7%	-17.4%

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2016 Central San Diego County Annual Real Estate Report

Logan Heights								
SINGLE-FAMILY HOMES					% Change from Year Before			
Year	Prices			Prices				
	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 165,000	\$ 183,436	133	349	97.2%			
2009	\$ 134,000	\$ 143,982	259	73	100.2%	-18.8%	-21.5%	94.7%
2010	\$ 165,000	\$ 168,397	207	127	100.6%	23.1%	17.0%	-20.1%
2011	\$ 170,000	\$ 173,308	173	107	97.3%	3.0%	2.9%	-16.4%
2012	\$ 185,000	\$ 188,430	158	97	98.4%	8.8%	8.7%	-8.7%
2013	\$ 235,000	\$ 234,036	141	111	101.2%	27.0%	24.2%	-10.8%
2014	\$ 272,000	\$ 270,931	123	139	97.9%	15.7%	15.8%	-12.8%
2015	\$ 297,000	\$ 293,649	144	66	97.1%	9.2%	8.4%	17.1%
2016	\$ 329,000	\$ 334,372	154	52	98.1%	10.8%	13.9%	6.9%

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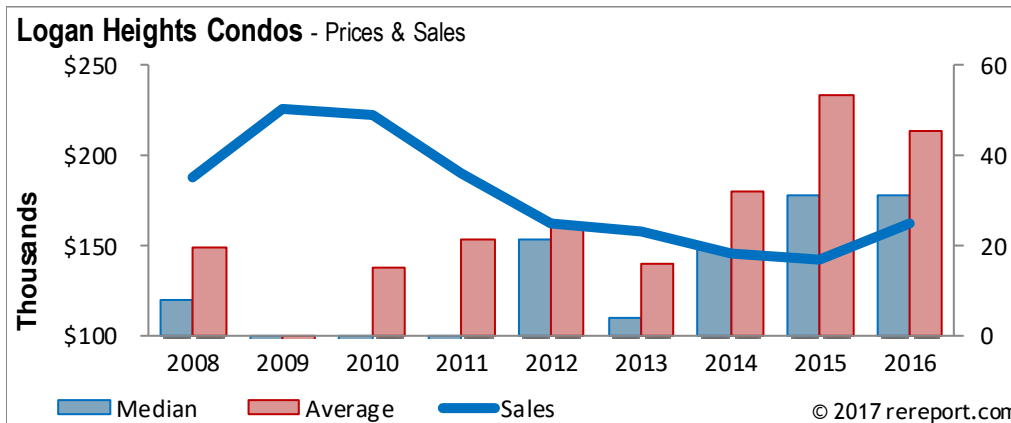
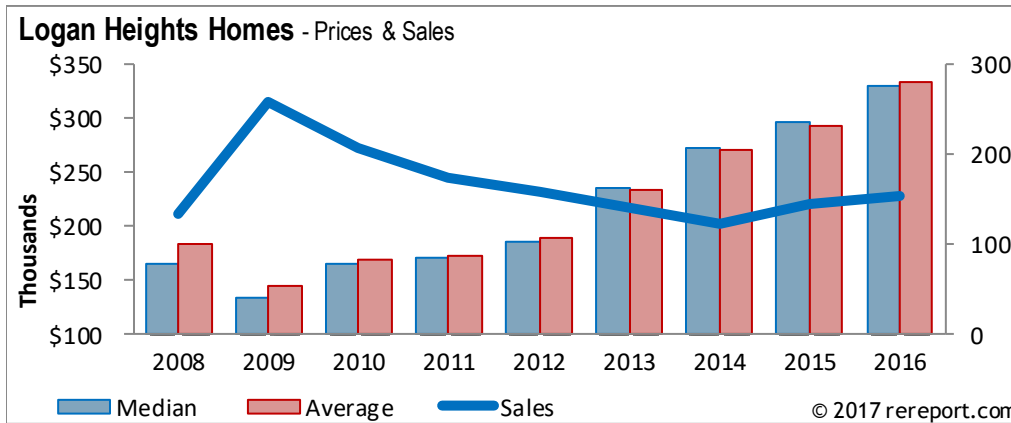
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Logan Heights								
Condominiums					% Change from Year Before			
Year	Prices			Prices				
	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 119,500	\$ 148,336	35	323	94.7%			
2009	\$ 65,250	\$ 79,284	50	87	98.8%	-45.4%	-46.6%	42.9%
2010	\$ 95,000	\$ 137,623	49	97	102.0%	45.6%	73.6%	-2.0%
2011	\$ 88,500	\$ 152,974	36	121	97.3%	-6.8%	11.2%	-26.5%
2012	\$ 152,900	\$ 161,115	25	161	97.7%	72.8%	5.3%	-30.6%
2013	\$ 110,000	\$ 140,091	23	127	101.4%	-28.1%	-13.0%	-8.0%
2014	\$ 147,500	\$ 179,361	18	101	98.8%	34.1%	28.0%	-21.7%
2015	\$ 177,500	\$ 233,424	17	107	96.3%	20.3%	30.1%	-5.6%
2016	\$ 178,000	\$ 212,692	25	15	96.6%	0.3%	-8.9%	47.1%

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2016 Central San Diego County Annual Real Estate Report

Mira Mesa								
SINGLE-FAMILY HOMES					% Change from Year Before			
Prices			Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 376,500	\$ 380,741	448	95	99.6%			
2009	\$ 370,000	\$ 370,423	388	81	100.6%	-1.7%	-2.7%	-13.4%
2010	\$ 381,500	\$ 381,614	402	129	98.8%	3.1%	3.0%	3.6%
2011	\$ 355,000	\$ 355,791	409	112	97.3%	-6.9%	-6.8%	1.7%
2012	\$ 360,000	\$ 360,053	483	48	98.9%	1.4%	1.2%	18.1%
2013	\$ 428,000	\$ 423,462	431	53	99.9%	18.9%	17.6%	-10.8%
2014	\$ 470,000	\$ 470,165	394	82	98.3%	9.8%	11.0%	-8.6%
2015	\$ 500,000	\$ 502,418	405	27	98.8%	6.4%	6.9%	2.8%
2016	\$ 548,500	\$ 540,926	395	13	98.8%	9.7%	7.7%	-2.5%

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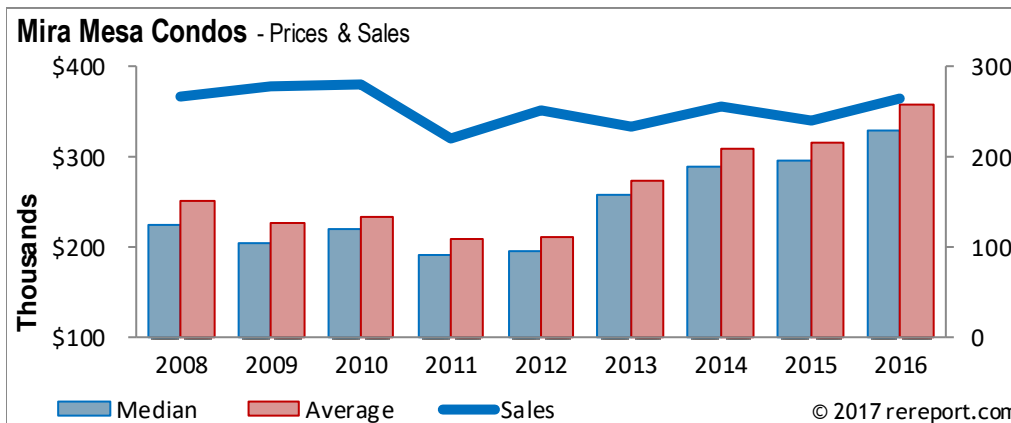
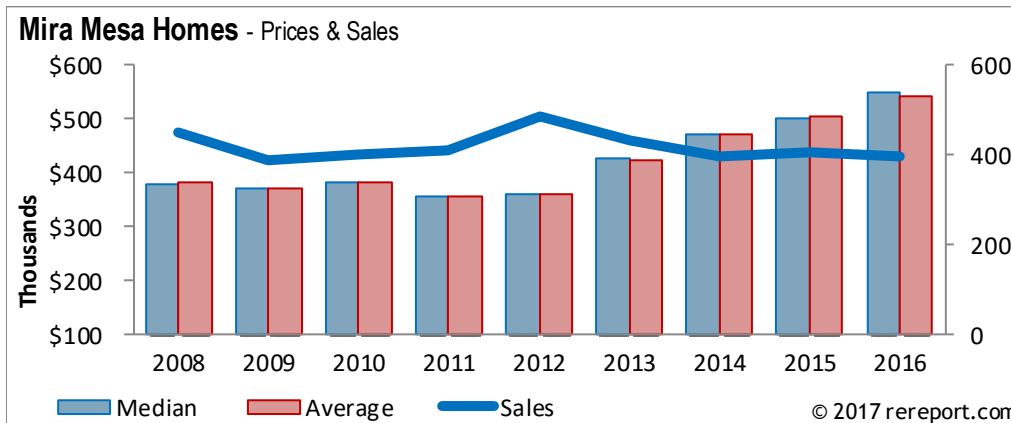
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Mira Mesa								
Condominiums					% Change from Year Before			
Prices			Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 223,500	\$ 250,425	266	95	98.0%			
2009	\$ 205,000	\$ 226,772	277	114	100.4%	-8.3%	-9.4%	4.1%
2010	\$ 220,000	\$ 233,588	279	91	99.8%	7.3%	3.0%	0.7%
2011	\$ 190,000	\$ 209,264	219	126	97.0%	-13.6%	-10.4%	-21.5%
2012	\$ 195,000	\$ 210,183	251	64	99.3%	2.6%	0.4%	14.6%
2013	\$ 258,000	\$ 273,737	234	51	100.9%	32.3%	30.2%	-6.8%
2014	\$ 288,000	\$ 307,941	255	63	97.9%	11.6%	12.5%	9.0%
2015	\$ 295,000	\$ 316,156	239	24	98.6%	2.4%	2.7%	-6.3%
2016	\$ 329,000	\$ 358,283	265	14	98.9%	11.5%	13.3%	10.9%

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Mission Hills								
SINGLE-FAMILY HOMES					% Change from Year Before			
Prices			Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 644,000	\$ 745,440	154	187	95.1%			
2009	\$ 599,000	\$ 651,490	159	165	95.5%	-7.0%	-12.6%	3.2%
2010	\$ 608,000	\$ 659,278	153	193	96.8%	1.5%	1.2%	-3.8%
2011	\$ 604,000	\$ 734,222	158	145	95.5%	-0.7%	11.4%	3.3%
2012	\$ 600,000	\$ 738,742	205	96	96.8%	-0.7%	0.6%	29.7%
2013	\$ 735,000	\$ 848,205	217	91	97.9%	22.5%	14.8%	5.9%
2014	\$ 800,000	\$ 930,335	195	151	96.7%	8.8%	9.7%	-10.1%
2015	\$ 827,500	\$ 978,677	208	79	97.1%	3.4%	5.2%	6.7%
2016	\$ 955,000	\$ 1,089,750	166	117	97.5%	15.4%	11.3%	-20.2%

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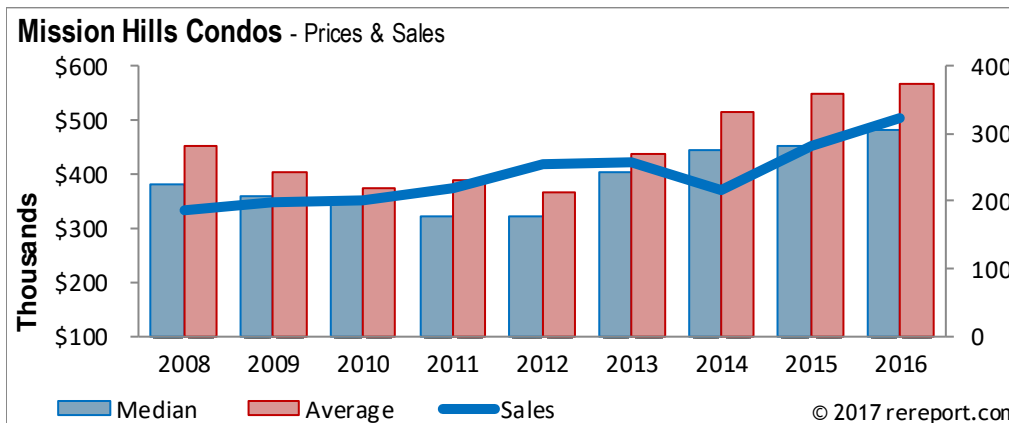
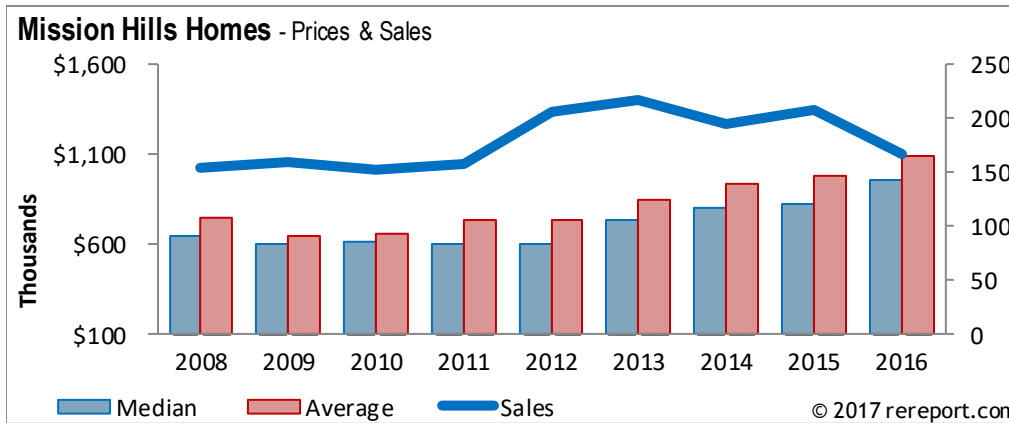
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Mission Hills								
Condominiums					% Change from Year Before			
Prices			Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 381,325	\$ 451,569	186	159	96.1%			
2009	\$ 357,000	\$ 401,830	199	134	97.5%	-6.4%	-11.0%	7.0%
2010	\$ 350,000	\$ 375,285	201	185	97.1%	-2.0%	-6.6%	1.0%
2011	\$ 323,000	\$ 388,424	220	94	96.6%	-7.7%	3.5%	9.5%
2012	\$ 322,000	\$ 366,846	253	49	97.7%	-0.3%	-5.6%	15.0%
2013	\$ 405,000	\$ 434,932	256	55	98.4%	25.8%	18.6%	1.2%
2014	\$ 445,000	\$ 514,082	216	145	98.1%	9.9%	18.2%	-15.6%
2015	\$ 450,000	\$ 548,922	281	54	97.8%	1.1%	6.8%	30.1%
2016	\$ 480,000	\$ 565,865	324	52	98.4%	6.7%	3.1%	15.3%

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Mission Valley								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices			Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 332,500	\$ 326,203	32	114	96.4%			
2009	\$ 247,000	\$ 267,420	39	75	97.8%	-25.7%	-18.0%	21.9%
2010	\$ 325,000	\$ 315,022	36	142	97.4%	31.6%	17.8%	-7.7%
2011	\$ 215,250	\$ 231,459	44	108	96.1%	-33.8%	-26.5%	22.2%
2012	\$ 224,550	\$ 263,855	64	29	98.7%	4.3%	14.0%	45.5%
2013	\$ 317,000	\$ 325,788	60	85	99.7%	41.2%	23.5%	-6.3%
2014	\$ 435,000	\$ 418,819	64	97	97.6%	37.2%	28.6%	6.7%
2015	\$ 400,500	\$ 378,211	42	17	98.1%	-7.9%	-9.7%	-34.4%
2016	\$ 460,000	\$ 434,330	41	36	99.6%	14.9%	14.8%	-2.4%

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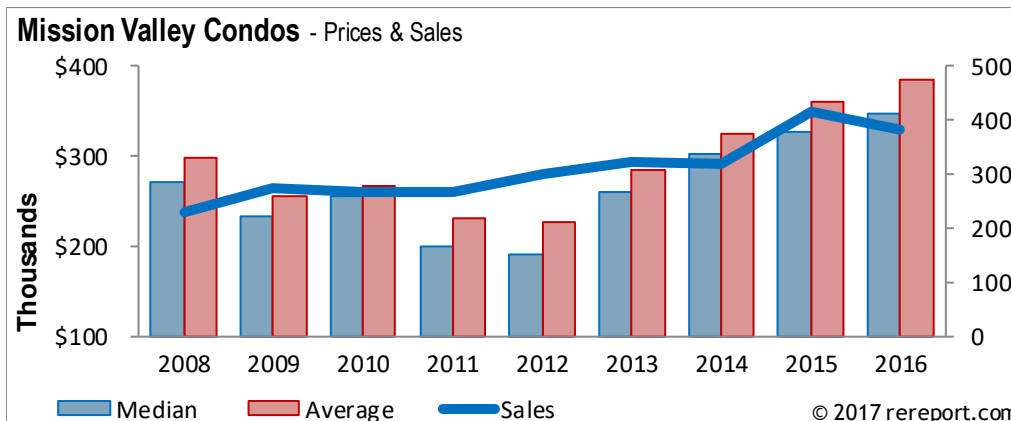
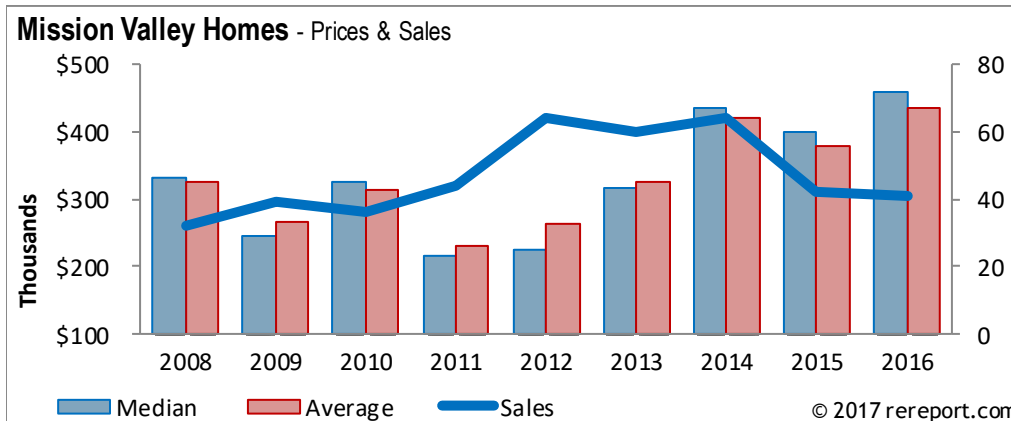
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Mission Valley								
Condominiums						% Change from Year Before		
Prices			Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 270,000	\$ 298,518	230	130	96.9%			
2009	\$ 233,250	\$ 255,947	272	115	98.7%	-13.6%	-14.3%	18.3%
2010	\$ 255,000	\$ 266,973	266	149	98.2%	9.3%	4.3%	-2.2%
2011	\$ 200,000	\$ 231,570	266	129	97.6%	-21.6%	-13.3%	0.0%
2012	\$ 190,000	\$ 226,247	301	68	98.7%	-5.0%	-2.3%	13.2%
2013	\$ 260,000	\$ 283,920	322	54	101.0%	36.8%	25.5%	7.0%
2014	\$ 301,000	\$ 324,219	318	110	97.8%	15.8%	14.2%	-1.2%
2015	\$ 327,450	\$ 359,488	416	33	98.4%	8.8%	10.9%	30.8%
2016	\$ 346,000	\$ 383,609	382	25	98.7%	5.7%	6.7%	-8.2%

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Normal Heights								
SINGLE-FAMILY HOMES					% Change from Year Before			
Year	Prices			Prices				
	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 440,000	\$ 500,134	194	164	96.4%			
2009	\$ 399,500	\$ 431,293	210	111	99.0%	-9.2%	-13.8%	8.2%
2010	\$ 399,000	\$ 438,354	228	118	98.5%	-0.1%	1.6%	8.6%
2011	\$ 411,000	\$ 448,573	214	65	96.5%	3.0%	2.3%	-6.1%
2012	\$ 448,500	\$ 487,953	206	64	97.9%	9.1%	8.8%	-3.7%
2013	\$ 487,800	\$ 534,061	249	56	99.3%	8.8%	9.4%	20.9%
2014	\$ 559,000	\$ 608,862	254	133	97.5%	14.6%	14.0%	2.0%
2015	\$ 601,500	\$ 659,930	257	35	98.1%	7.6%	8.4%	1.2%
2016	\$ 650,000	\$ 699,712	235	36	98.4%	8.1%	6.0%	-8.6%

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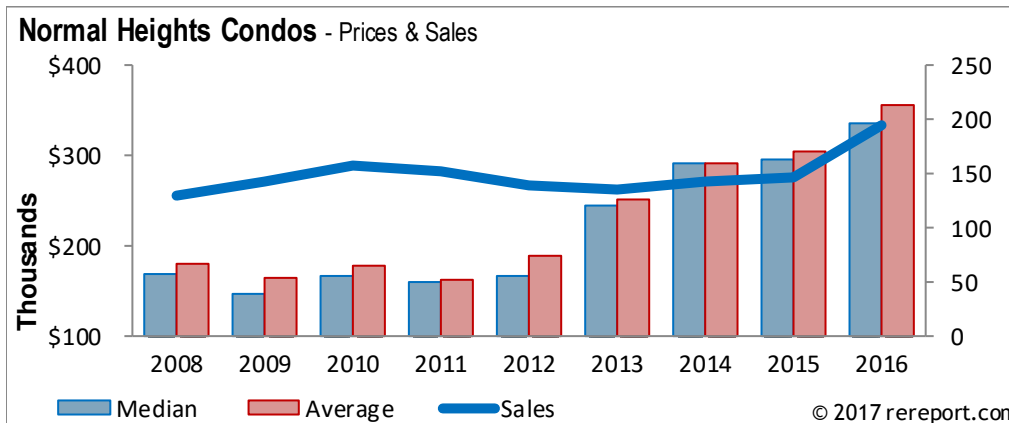
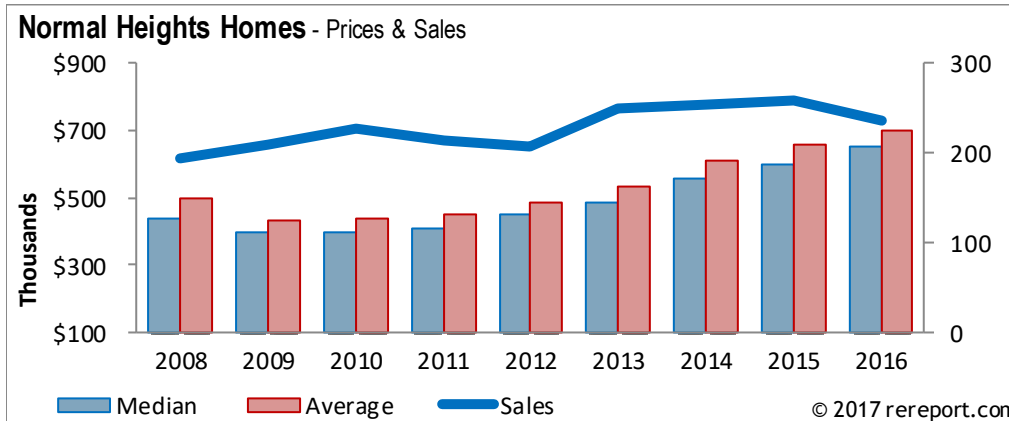
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Normal Heights								
Condominiums					% Change from Year Before			
Year	Prices			Prices				
	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 168,950	\$ 180,560	130	126	98.9%			
2009	\$ 146,500	\$ 164,506	143	112	102.1%	-13.3%	-8.9%	10.0%
2010	\$ 165,475	\$ 177,784	158	131	100.9%	13.0%	8.1%	10.5%
2011	\$ 159,000	\$ 162,854	151	77	97.5%	-3.9%	-8.4%	-4.4%
2012	\$ 166,250	\$ 188,113	138	58	100.3%	4.6%	15.5%	-8.6%
2013	\$ 245,000	\$ 250,132	135	67	102.1%	47.4%	33.0%	-2.2%
2014	\$ 289,900	\$ 291,574	143	84	98.9%	18.3%	16.6%	5.9%
2015	\$ 295,000	\$ 304,122	146	25	98.6%	1.8%	4.3%	2.1%
2016	\$ 336,450	\$ 354,317	194	9	99.5%	14.1%	16.5%	32.9%

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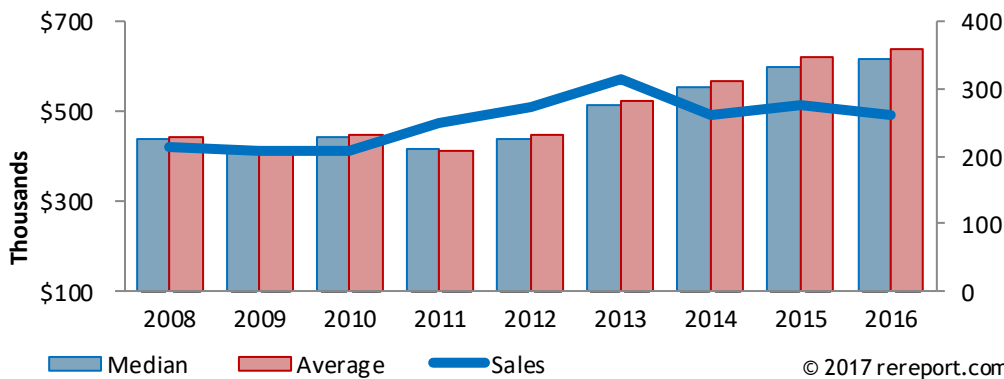
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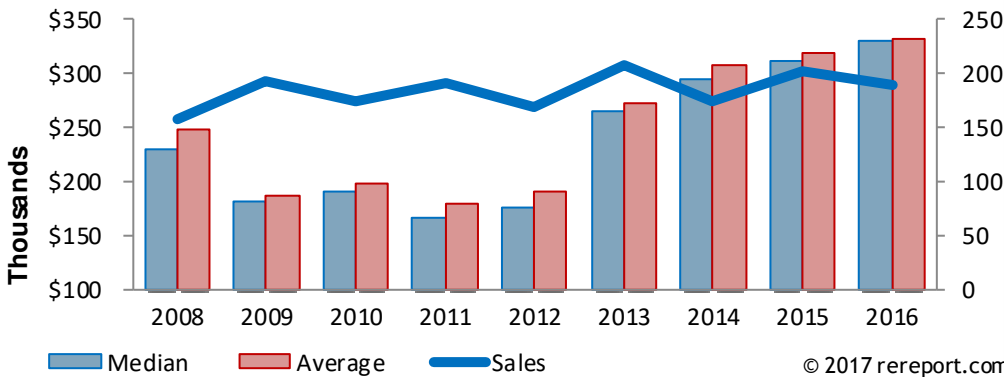


North Park									
SINGLE-FAMILY HOMES					% Change from Year Before				
Year	Prices			Sales	DOI	SP/LP	Prices		Sales
	Median	Average					Med	Ave	
2008	\$ 437,500	\$ 442,532	214	123	97.4%				
2009	\$ 407,500	\$ 419,702	208	102	99.9%	-6.9%	-5.2%	-2.8%	
2010	\$ 445,000	\$ 445,667	207	146	98.0%	9.2%	6.2%	-0.5%	
2011	\$ 417,250	\$ 413,698	248	69	97.2%	-6.2%	-7.2%	19.8%	
2012	\$ 437,500	\$ 447,899	273	47	98.7%	4.9%	8.3%	10.1%	
2013	\$ 515,000	\$ 523,616	313	59	99.4%	17.7%	16.9%	14.7%	
2014	\$ 555,000	\$ 568,136	261	105	97.7%	7.8%	8.5%	-16.6%	
2015	\$ 600,000	\$ 622,069	277	17	98.5%	8.1%	9.5%	6.1%	
2016	\$ 617,500	\$ 639,844	261	39	98.8%	2.9%	2.9%	-5.8%	

North Park Homes - Prices & Sales



North Park Condos - Prices & Sales



North Park									
Condominiums					% Change from Year Before				
Year	Prices			Sales	DOI	SP/LP	Prices		Sales
	Median	Average					Med	Ave	
2008	\$ 229,000	\$ 247,197	157	188	97.0%				
2009	\$ 181,000	\$ 187,105	193	100	100.4%	-21.0%	-24.3%	22.9%	
2010	\$ 190,000	\$ 198,718	173	156	100.9%	5.0%	6.2%	-10.4%	
2011	\$ 166,750	\$ 178,734	190	103	97.1%	-12.2%	-10.1%	9.8%	
2012	\$ 175,000	\$ 190,503	169	58	98.3%	4.9%	6.6%	-11.1%	
2013	\$ 265,000	\$ 271,977	208	60	99.6%	51.4%	42.8%	23.1%	
2014	\$ 295,000	\$ 306,685	173	147	98.1%	11.3%	12.8%	-16.8%	
2015	\$ 311,000	\$ 319,090	202	23	98.3%	5.4%	4.0%	16.8%	
2016	\$ 330,000	\$ 330,514	188	31	98.6%	6.1%	3.6%	-6.9%	

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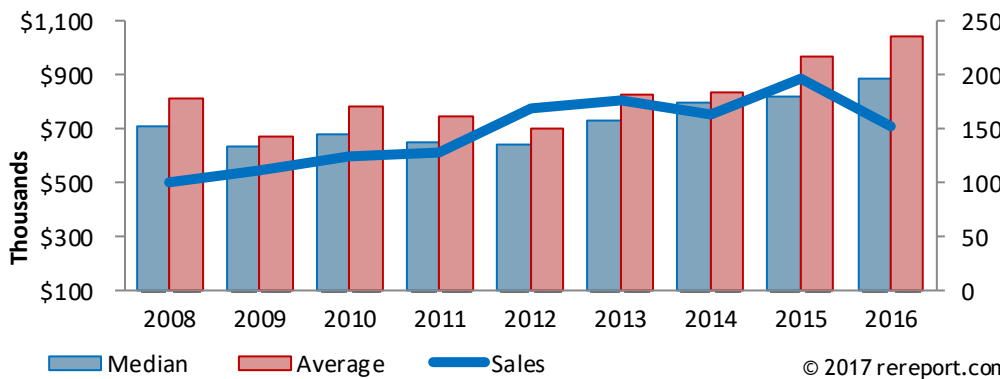
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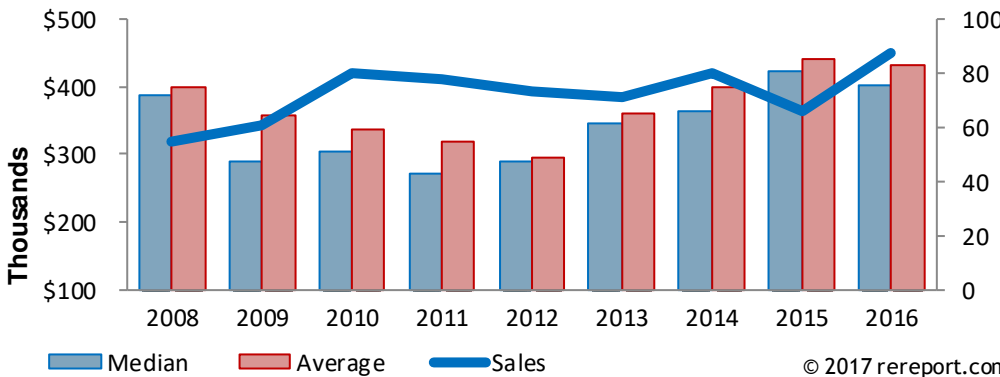


Ocean Beach								
SINGLE-FAMILY HOMES					% Change from Year Before			
Year	Prices			Prices				
	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 710,000	\$ 815,058	101	199	96.2%			
2009	\$ 635,000	\$ 673,821	111	151	98.6%	-10.6%	-17.3%	9.9%
2010	\$ 680,000	\$ 778,969	125	125	95.6%	7.1%	15.6%	12.6%
2011	\$ 647,250	\$ 743,299	128	151	96.2%	-4.8%	-4.6%	2.4%
2012	\$ 642,900	\$ 702,320	169	56	97.2%	-0.7%	-5.5%	32.0%
2013	\$ 728,500	\$ 825,283	176	72	98.2%	13.3%	17.5%	4.1%
2014	\$ 797,000	\$ 837,730	164	144	97.7%	9.4%	1.5%	-6.8%
2015	\$ 816,500	\$ 970,888	197	42	98.2%	2.4%	15.9%	20.1%
2016	\$ 886,500	\$ 1,040,940	152	55	98.4%	8.6%	7.2%	-22.8%

Ocean Beach Homes - Prices & Sales



Ocean Beach Condos - Prices & Sales



Ocean Beach								
Condominiums					% Change from Year Before			
Year	Prices			Prices				
	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 388,000	\$ 397,841	55	133	96.4%			
2009	\$ 289,240	\$ 356,402	61	161	96.6%	-25.5%	-10.4%	10.9%
2010	\$ 304,500	\$ 337,814	80	187	97.5%	5.3%	-5.2%	31.1%
2011	\$ 270,000	\$ 317,674	78	117	96.0%	-11.3%	-6.0%	-2.5%
2012	\$ 290,000	\$ 296,027	73	50	98.4%	7.4%	-6.8%	-6.4%
2013	\$ 345,000	\$ 360,954	71	62	98.7%	19.0%	21.9%	-2.7%
2014	\$ 362,000	\$ 400,410	80	91	97.2%	4.9%	10.9%	12.7%
2015	\$ 422,500	\$ 439,818	66	50	97.4%	16.7%	9.8%	-17.5%
2016	\$ 403,000	\$ 432,118	87	29	99.3%	-4.6%	-1.8%	31.8%

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2016 Central San Diego County Annual Real Estate Report

Pacific Beach								
SINGLE-FAMILY HOMES					% Change from Year Before			
Year	Prices			Prices				
	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 770,000	\$ 911,954	133	255	94.9%			
2009	\$ 740,000	\$ 827,916	151	217	96.3%	-3.9%	-9.2%	13.5%
2010	\$ 705,000	\$ 753,361	185	189	96.1%	-4.7%	-9.0%	22.5%
2011	\$ 655,000	\$ 827,627	159	231	95.4%	-7.1%	9.9%	-14.1%
2012	\$ 715,000	\$ 778,013	201	145	96.2%	9.2%	-6.0%	26.4%
2013	\$ 799,000	\$ 861,944	277	92	96.8%	11.7%	10.8%	37.8%
2014	\$ 913,500	\$ 978,872	250	157	96.6%	14.3%	13.6%	-9.7%
2015	\$ 985,000	\$ 1,069,110	245	95	97.1%	7.8%	9.2%	-2.0%
2016	\$ 1,016,750	\$ 1,077,890	260	67	97.0%	3.2%	0.8%	6.1%

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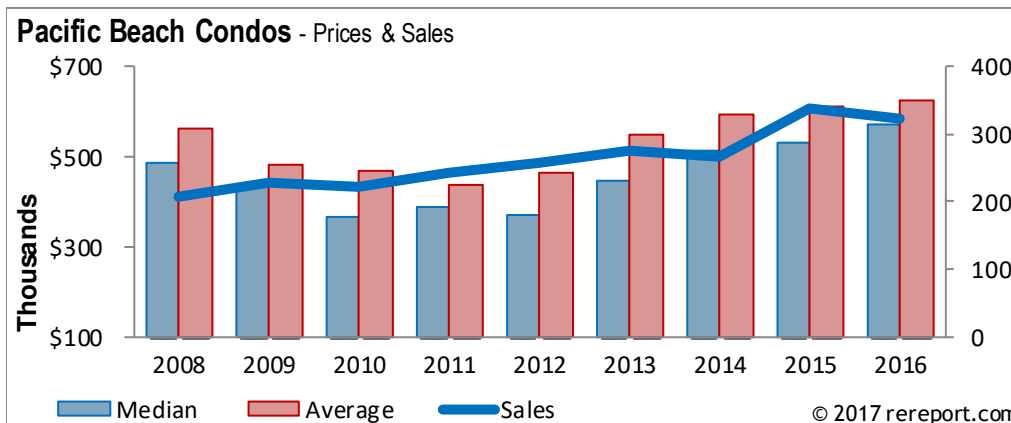
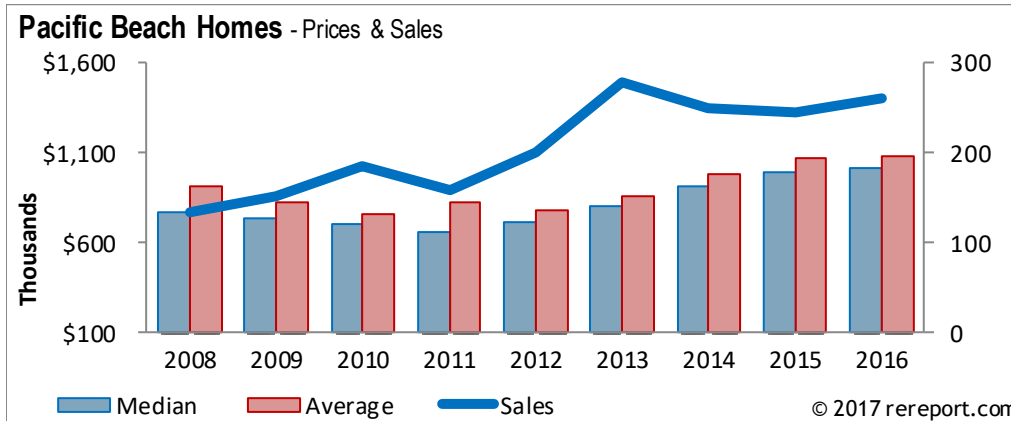
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Pacific Beach								
Condominiums					% Change from Year Before			
Year	Prices			Prices				
	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 487,000	\$ 562,828	207	220	95.8%			
2009	\$ 434,500	\$ 480,328	228	235	97.1%	-10.8%	-14.7%	10.1%
2010	\$ 365,000	\$ 469,946	223	240	96.5%	-16.0%	-2.2%	-2.2%
2011	\$ 386,000	\$ 436,555	242	155	96.3%	5.8%	-7.1%	8.5%
2012	\$ 371,000	\$ 462,397	256	103	96.8%	-3.9%	5.9%	5.8%
2013	\$ 445,000	\$ 547,003	276	98	97.7%	19.9%	18.3%	7.8%
2014	\$ 515,000	\$ 593,595	265	179	97.0%	15.7%	8.5%	-4.0%
2015	\$ 529,000	\$ 611,009	337	64	97.7%	2.7%	2.9%	27.2%
2016	\$ 571,500	\$ 621,970	324	50	97.7%	8.0%	1.8%	-3.9%

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2016 Central San Diego County Annual Real Estate Report

Paradise Hills								
SINGLE-FAMILY HOMES					% Change from Year Before			
Year	Prices			Prices				
	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 265,000	\$ 265,711	207	212	99.9%			
2009	\$ 225,000	\$ 224,647	321	101	101.8%	-15.1%	-15.5%	55.1%
2010	\$ 255,000	\$ 250,805	292	113	100.1%	13.3%	11.6%	-9.0%
2011	\$ 242,000	\$ 241,135	265	146	99.1%	-5.1%	-3.9%	-9.2%
2012	\$ 250,000	\$ 249,562	289	73	98.7%	3.3%	3.5%	9.1%
2013	\$ 295,000	\$ 290,750	253	56	100.1%	18.0%	16.5%	-12.5%
2014	\$ 335,000	\$ 335,511	211	88	99.1%	13.6%	15.4%	-16.6%
2015	\$ 355,000	\$ 354,544	214	20	98.7%	6.0%	5.7%	1.4%
2016	\$ 395,000	\$ 389,802	215	27	98.8%	11.3%	9.9%	0.5%

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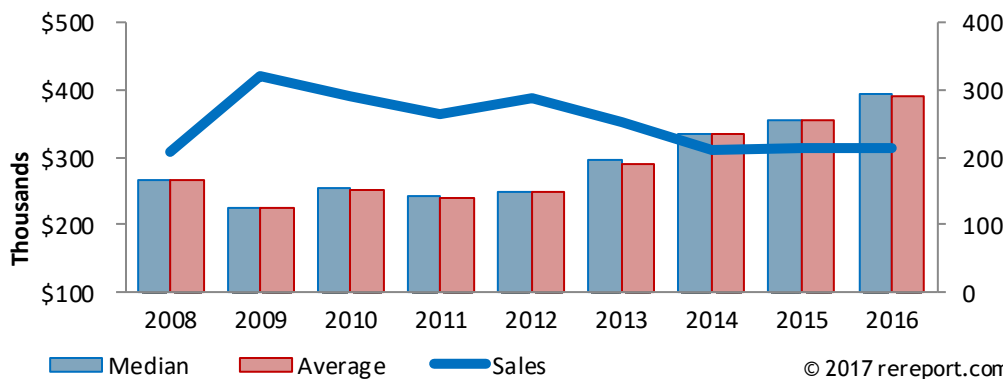
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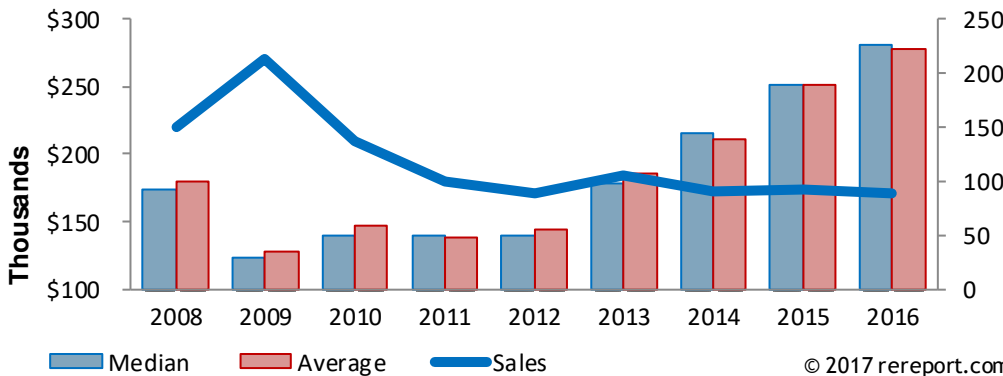
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Paradise Hills Homes - Prices & Sales



Paradise Hills Condos - Prices & Sales



Paradise Hills								
Condominiums					% Change from Year Before			
Year	Prices			Prices				
	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 173,500	\$ 180,053	149	218	98.8%			
2009	\$ 123,000	\$ 128,009	213	92	102.2%	-29.1%	-28.9%	43.0%
2010	\$ 140,000	\$ 146,949	137	112	102.3%	13.8%	14.8%	-35.7%
2011	\$ 140,000	\$ 138,923	99	118	97.7%	0.0%	-5.5%	-27.7%
2012	\$ 139,000	\$ 143,698	89	123	99.0%	-0.7%	3.4%	-10.1%
2013	\$ 177,750	\$ 185,130	106	72	100.5%	27.9%	28.8%	19.1%
2014	\$ 215,198	\$ 211,640	90	61	101.1%	21.1%	14.3%	-15.1%
2015	\$ 250,500	\$ 251,236	92	47	98.7%	16.4%	18.7%	2.2%
2016	\$ 280,000	\$ 277,570	89	12	99.0%	11.8%	10.5%	-3.3%

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Point Loma								
SINGLE-FAMILY HOMES					% Change from Year Before			
Prices			Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 850,000	\$ 994,407	117	156	95.2%			
2009	\$ 752,500	\$ 814,946	135	173	95.6%	-11.5%	-18.0%	15.4%
2010	\$ 760,825	\$ 840,131	152	196	96.0%	1.1%	3.1%	12.6%
2011	\$ 706,000	\$ 831,781	169	121	94.9%	-7.2%	-1.0%	11.2%
2012	\$ 725,000	\$ 902,009	195	95	97.3%	2.7%	8.4%	15.4%
2013	\$ 816,000	\$ 940,804	228	78	97.5%	12.6%	4.3%	16.9%
2014	\$ 857,000	\$ 1,027,880	234	218	96.9%	5.0%	9.3%	2.6%
2015	\$ 900,000	\$ 1,080,780	209	66	97.0%	5.0%	5.1%	-10.7%
2016	\$ 980,750	\$ 1,275,470	216	78	97.2%	9.0%	18.0%	3.3%

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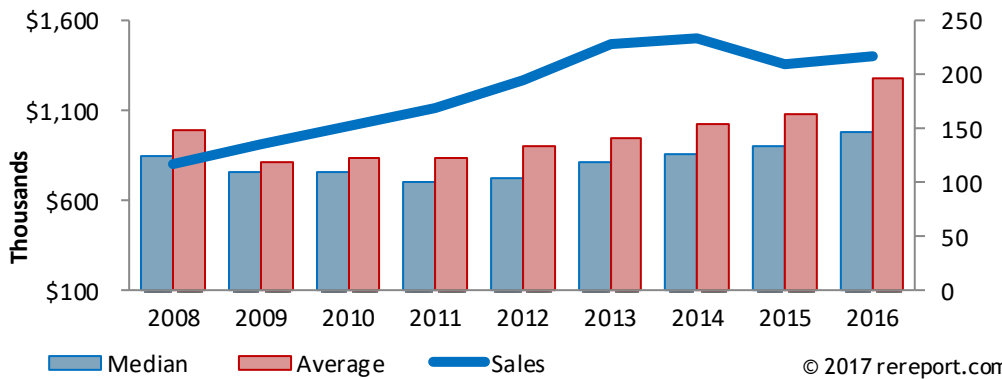
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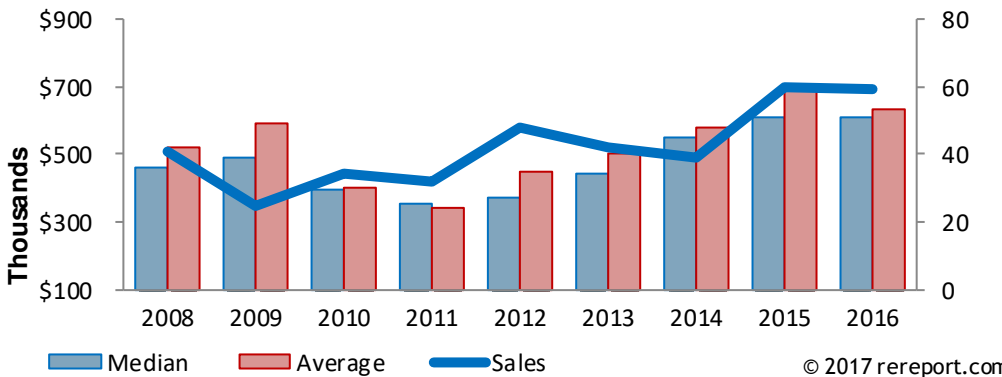
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Point Loma Homes - Prices & Sales



Point Loma Condos - Prices & Sales



Point Loma								
Condominiums					% Change from Year Before			
Prices			Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 459,000	\$ 520,232	41	116	96.4%			
2009	\$ 490,000	\$ 590,680	25	306	95.5%	6.8%	13.5%	-39.0%
2010	\$ 395,500	\$ 402,674	34	161	96.7%	-19.3%	-31.8%	36.0%
2011	\$ 353,000	\$ 341,431	32	125	95.9%	-10.7%	-15.2%	-5.9%
2012	\$ 372,500	\$ 450,144	48	53	94.8%	5.5%	31.8%	50.0%
2013	\$ 442,500	\$ 500,937	42	87	98.1%	18.8%	11.3%	-12.5%
2014	\$ 551,250	\$ 578,221	39	168	96.9%	24.6%	15.4%	-7.1%
2015	\$ 609,313	\$ 693,965	60	61	97.7%	10.5%	20.0%	53.8%
2016	\$ 610,000	\$ 630,739	59	56	97.7%	0.1%	-9.1%	-1.7%

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2016 Central San Diego County Annual Real Estate Report

San Carlos

SINGLE-FAMILY HOMES									% Change from Year Before		
Prices						Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales			
2008	\$ 420,000	\$ 426,703	160	91	96.7%						
2009	\$ 395,900	\$ 409,653	161	63	99.1%	-5.7%	-4.0%	0.6%			
2010	\$ 411,000	\$ 408,201	164	146	97.8%	3.8%	-0.4%	1.9%			
2011	\$ 390,000	\$ 376,358	199	66	96.7%	-5.1%	-7.8%	21.3%			
2012	\$ 402,500	\$ 404,538	248	56	98.6%	3.2%	7.5%	24.6%			
2013	\$ 460,000	\$ 472,138	267	50	98.5%	14.3%	16.7%	7.7%			
2014	\$ 482,500	\$ 488,102	259	91	97.8%	4.9%	3.4%	-3.0%			
2015	\$ 526,500	\$ 525,539	266	40	98.5%	9.1%	7.7%	2.7%			
2016	\$ 560,000	\$ 555,976	313	24	98.6%	6.4%	5.8%	17.7%			

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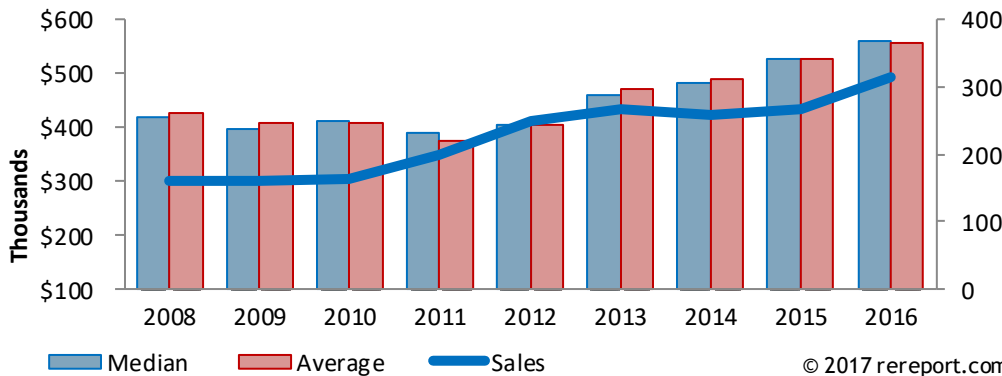
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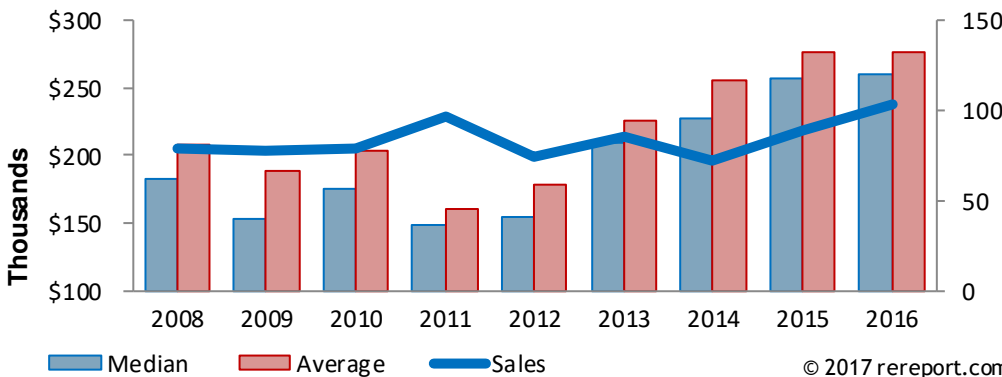
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San Carlos Homes - Prices & Sales



San Carlos Condos - Prices & Sales



San Carlos

Condominiums									% Change from Year Before		
Prices						Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales			
2008	\$ 182,500	\$ 207,422	79	139	96.5%						
2009	\$ 153,575	\$ 188,462	78	131	98.8%	-15.8%	-9.1%	-1.3%			
2010	\$ 175,000	\$ 203,579	79	161	99.1%	14.0%	8.0%	1.3%			
2011	\$ 148,500	\$ 161,116	96	72	96.7%	-15.1%	-20.9%	21.5%			
2012	\$ 154,500	\$ 178,609	74	79	99.3%	4.0%	10.9%	-22.9%			
2013	\$ 210,000	\$ 226,394	85	39	100.6%	35.9%	26.8%	14.9%			
2014	\$ 227,500	\$ 255,383	72	147	97.7%	8.3%	12.8%	-15.3%			
2015	\$ 257,500	\$ 276,278	89	29	97.7%	13.2%	8.2%	23.6%			
2016	\$ 260,000	\$ 276,856	103	39	98.5%	1.0%	0.2%	15.7%			

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2016 Central San Diego County Annual Real Estate Report

Sorrento								
SINGLE-FAMILY HOMES					% Change from Year Before			
Prices			Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 725,000	\$ 692,992	30	73	94.9%			
2009	\$ 689,500	\$ 672,538	32	102	96.5%	-4.9%	-3.0%	6.7%
2010	\$ 669,000	\$ 632,342	33	165	97.8%	-3.0%	-6.0%	3.1%
2011	\$ 620,000	\$ 615,784	25	73	95.5%	-7.3%	-2.6%	-24.2%
2012	\$ 662,000	\$ 619,392	24	30	97.8%	6.8%	0.6%	-4.0%
2013	\$ 775,000	\$ 768,817	35	52	99.9%	17.1%	24.1%	45.8%
2014	\$ 770,000	\$ 818,095	39	121	97.5%	-0.6%	6.4%	11.4%
2015	\$ 793,000	\$ 774,828	33	66	98.8%	3.0%	-5.3%	-15.4%
2016	\$ 778,500	\$ 810,939	31	12	98.7%	-1.8%	4.7%	-6.1%

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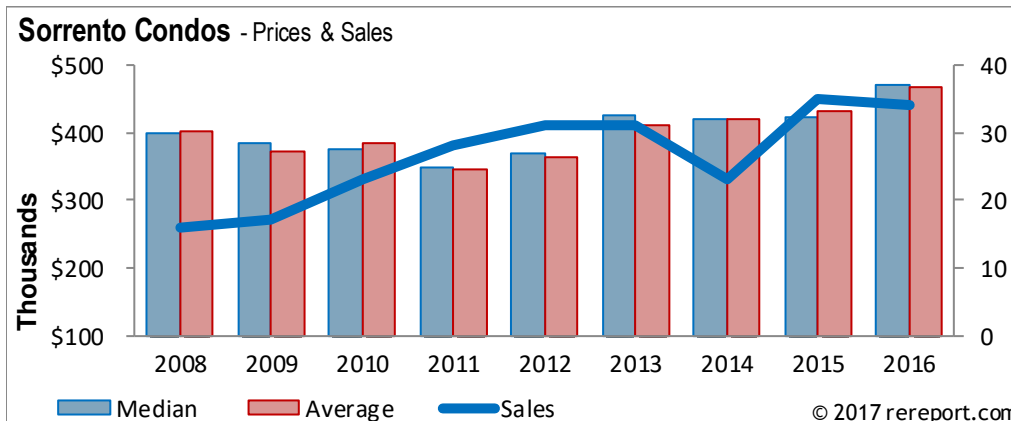
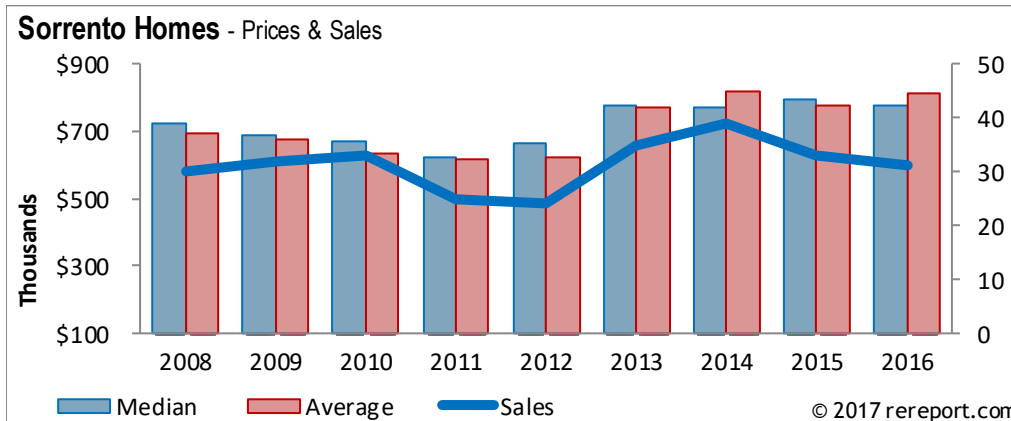
Escondido Realty

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Sorrento								
Condominiums					% Change from Year Before			
Prices			Prices					
Year	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 397,750	\$ 402,031	16	114	94.8%			
2009	\$ 385,000	\$ 372,559	17	150	97.9%	-3.2%	-7.3%	6.3%
2010	\$ 376,500	\$ 384,870	23	237	96.9%	-2.2%	3.3%	35.3%
2011	\$ 350,000	\$ 345,396	28	104	96.9%	-7.0%	-10.3%	21.7%
2012	\$ 370,000	\$ 363,658	31	59	97.5%	5.7%	5.3%	10.7%
2013	\$ 425,000	\$ 410,516	31	47	98.7%	14.9%	12.9%	0.0%
2014	\$ 420,000	\$ 419,217	23	190	97.5%	-1.2%	2.1%	-25.8%
2015	\$ 423,000	\$ 431,023	35	10	99.0%	0.7%	2.8%	52.2%
2016	\$ 470,500	\$ 467,596	34	0	99.1%	11.2%	8.5%	-2.9%

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2016 Central San Diego County Annual Real Estate Report

Tierrasanta								
SINGLE-FAMILY HOMES					% Change from Year Before			
Year	Prices		Sales	DOI	SP/LP	Prices		
	Median	Average				Med	Ave	Sales
2008	\$ 535,000	\$ 538,902	107	126	97.2%			
2009	\$ 505,000	\$ 501,189	109	104	98.3%	-5.6%	-7.0%	1.9%
2010	\$ 515,000	\$ 520,182	120	149	97.7%	2.0%	3.8%	10.1%
2011	\$ 490,000	\$ 475,941	123	163	97.6%	-4.9%	-8.5%	2.5%
2012	\$ 485,500	\$ 476,368	160	64	97.8%	-0.9%	0.1%	30.1%
2013	\$ 520,000	\$ 524,410	152	50	99.1%	7.1%	10.1%	-5.0%
2014	\$ 550,000	\$ 550,422	154	99	97.9%	5.8%	5.0%	1.3%
2015	\$ 610,000	\$ 599,055	169	41	97.9%	10.9%	8.8%	9.7%
2016	\$ 625,000	\$ 615,276	161	32	98.9%	2.5%	2.7%	-4.7%

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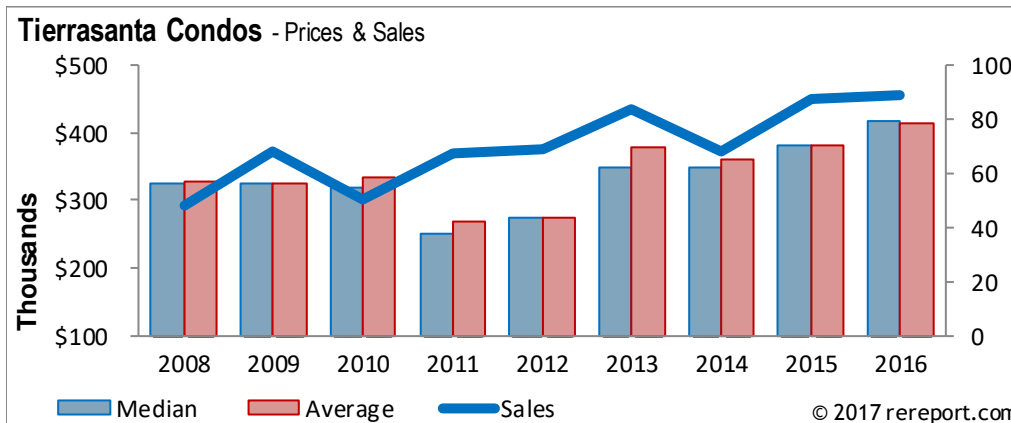
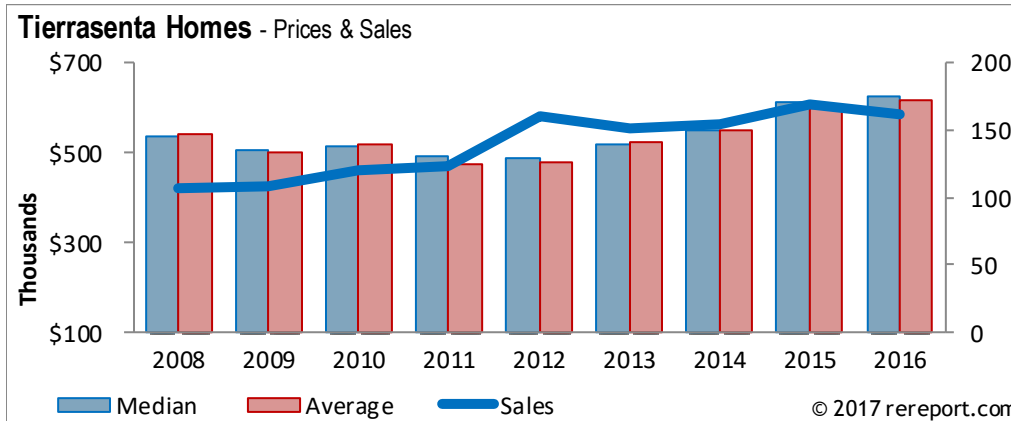
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Tierrasanta								
Condominiums					% Change from Year Before			
Year	Prices		Sales	DOI	SP/LP	Prices		
	Median	Average				Med	Ave	Sales
2008	\$ 323,500	\$ 329,009	48	152	96.7%			
2009	\$ 324,000	\$ 324,643	68	80	98.7%	0.2%	-1.3%	41.7%
2010	\$ 319,500	\$ 333,870	50	189	97.6%	-1.4%	2.8%	-26.5%
2011	\$ 249,900	\$ 268,578	67	120	96.7%	-21.8%	-19.6%	34.0%
2012	\$ 275,000	\$ 275,272	69	85	98.7%	10.0%	2.5%	3.0%
2013	\$ 350,000	\$ 377,891	84	61	100.1%	27.3%	37.3%	21.7%
2014	\$ 347,500	\$ 359,835	68	139	97.6%	-0.7%	-4.8%	-19.0%
2015	\$ 380,000	\$ 382,380	87	25	98.4%	9.4%	6.3%	27.9%
2016	\$ 417,000	\$ 412,941	89	25	98.2%	9.7%	8.0%	2.3%

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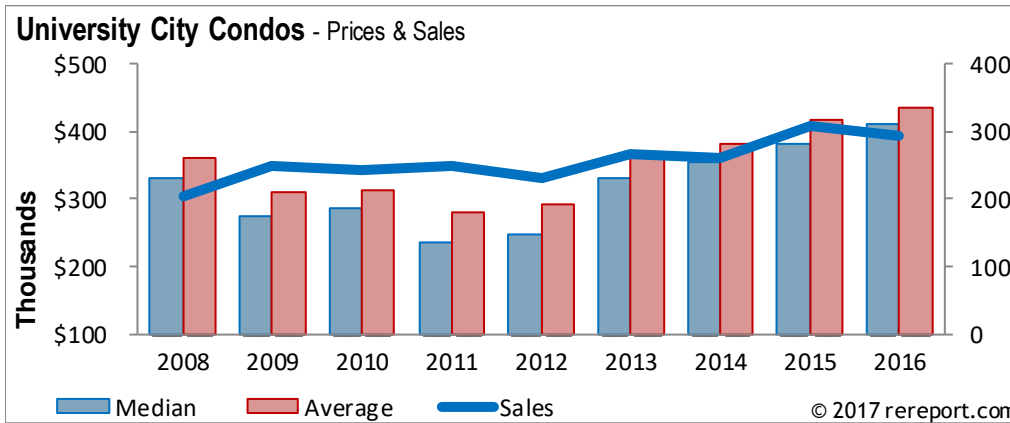
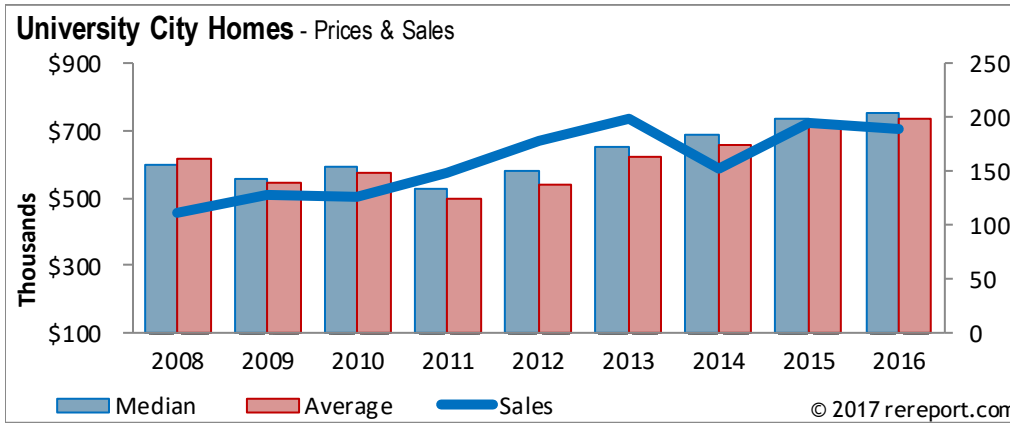
University City								
SINGLE-FAMILY HOMES						% Change from Year Before		
Year	Prices			Prices				
	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 600,000	\$ 614,009	112	140	95.7%			
2009	\$ 555,000	\$ 544,275	128	111	96.4%	-7.5%	-11.4%	14.3%
2010	\$ 595,000	\$ 575,172	126	159	97.3%	7.2%	5.7%	-1.6%
2011	\$ 525,500	\$ 499,313	148	133	97.1%	-11.7%	-13.2%	17.5%
2012	\$ 580,000	\$ 542,011	178	57	97.4%	10.4%	8.6%	20.3%
2013	\$ 651,000	\$ 619,342	198	48	98.9%	12.2%	14.3%	11.2%
2014	\$ 687,500	\$ 659,791	152	141	97.5%	5.6%	6.5%	-23.2%
2015	\$ 734,000	\$ 718,542	194	49	97.5%	6.8%	8.9%	27.6%
2016	\$ 753,500	\$ 736,541	190	35	98.3%	2.7%	2.5%	-2.1%

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University City								
Condominiums						% Change from Year Before		
Year	Prices			Prices				
	Median	Average	Sales	DOI	SP/LP	Med	Ave	Sales
2008	\$ 330,000	\$ 361,632	205	160	97.5%			
2009	\$ 275,000	\$ 309,093	249	104	97.9%	-16.7%	-14.5%	21.5%
2010	\$ 285,000	\$ 311,754	242	155	98.5%	3.6%	0.9%	-2.8%
2011	\$ 237,000	\$ 279,098	249	117	96.4%	-16.8%	-10.5%	2.9%
2012	\$ 248,800	\$ 291,578	231	74	98.1%	5.0%	4.5%	-7.2%
2013	\$ 331,750	\$ 365,354	267	63	99.1%	33.3%	25.3%	15.6%
2014	\$ 355,000	\$ 380,703	261	99	97.7%	7.0%	4.2%	-2.2%
2015	\$ 380,000	\$ 417,614	308	24	97.8%	7.0%	9.7%	18.0%
2016	\$ 410,000	\$ 433,934	294	22	98.8%	7.9%	3.9%	-4.5%

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