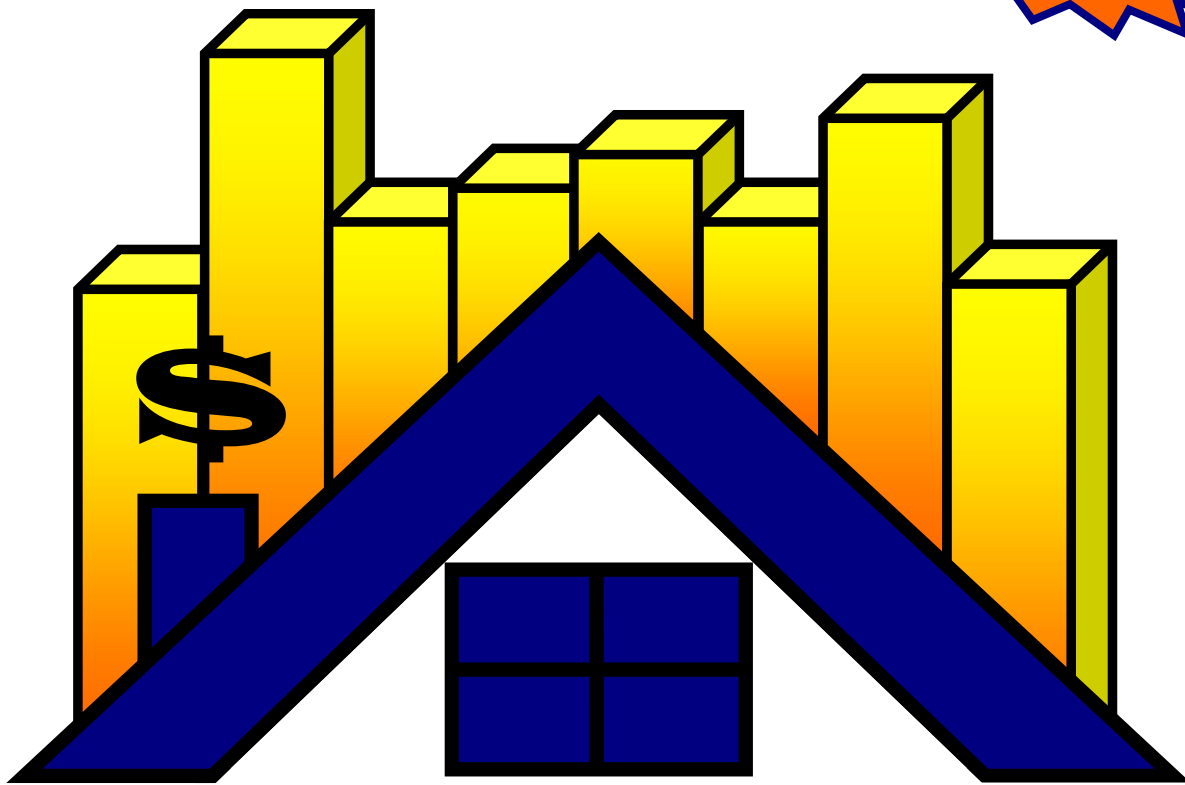


**NSDCAR
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North San Diego County
HomeDex™

JUNE 2009 REPORT
May 2009 Statistics



North San Diego County
Association of REALTORS®

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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

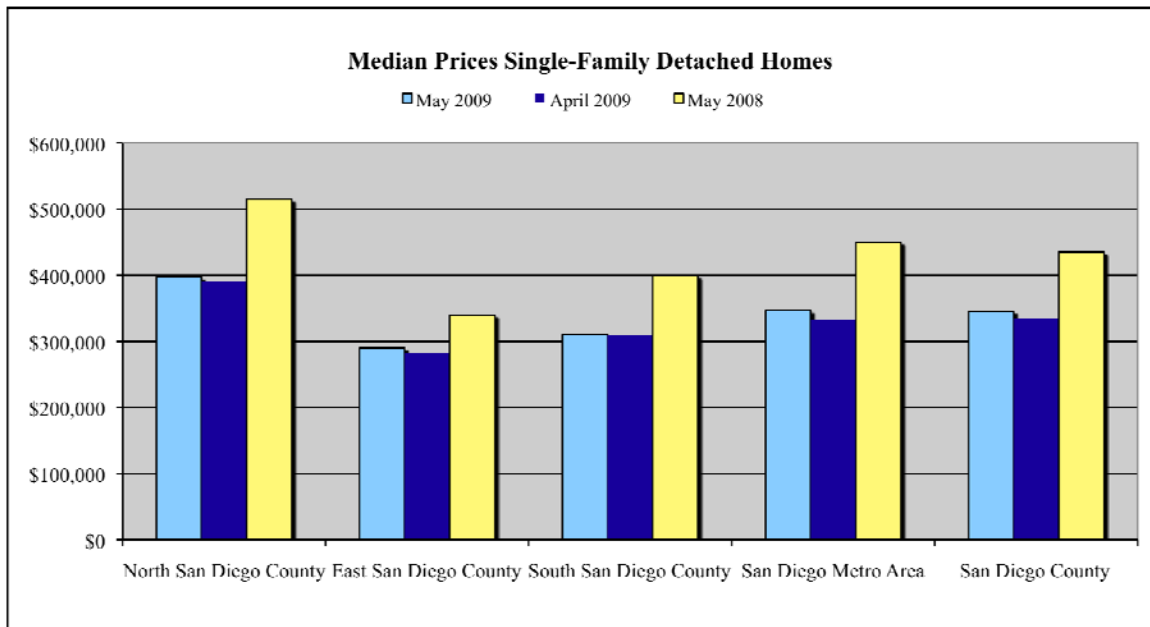
May 2009 Data

1. The median price for all North County home sales – attached and detached – increased 1.47% in May 2009 from April 2009, to \$345,000.
 - a. Detached homes in North County increased 1.79 percent, from April 2009 to May 2009, from \$390,000 to \$397,000.
 - i. Detached home prices OUTSIDE North County increased 1.61% from April 2009 to May 2009, from \$310,000 to \$315,000.
 - ii. May 2009 median single-family detached homes in North San Diego County fell 22.91%, from \$515,000 in May 2008. The median price OUTSIDE North County for single-family homes fell 21.25% from the \$400,000 a year ago.
 - iii. The countywide median price of homes sold increased from \$335,000 in April 2009 to \$345,750 in May 2009 and was down 20.52% from the May 2008 number.
 - b. Attached home prices in North County increased during May 2009 by 9.64%, from \$197,000 a month earlier to \$216,000.
 - i. Non-North County attached home prices increased 13.33% in May 2009; from \$175,500 to \$198,000.
 - ii. North County attached homes decreased 28% from \$300,000 a year ago.
 - c. Median days-on-market for single-family detached homes in North County increased from 42 to 45 days between April 2009 and May 2009. The number of North County single-family homes sold increased 7.75% last month, from 723 to 779. There was a year-to-year increase of 6.86% from the 729 homes sold in May 2008.
 2. The residential real estate market has swung from the seller's market of three years ago when home prices were increasing as much as 20 to 30 percent per year to the buyer's market today where prices have decreased and there's an abundant inventory of homes from which to choose. That's good news for those looking to buy a home.
 - a. Interest rates continue at record lows, at least for the short-term future.
- 1 The current condition of the housing market needs to be kept in historical perspective. Home values rose 88 percent on a national average – higher in California – over the past decade.
4. Sales continue to be hampered by problems in real estate finance. Both tighter underwriting standards and the ongoing effects of the credit/liquidity crunch continue to limit sales.
- a. Buyers with secured financing, or all cash are not hampered by the constraints of the real estate financing market.
- 2 In fact, several North County brokers and agents have experienced significant increases in activity in recent weeks, working with well-qualified buyers who recognize optimum buying conditions in which there are low interest rates and an abundant selection of homes on the market.

San Diego County HomeDex™ May 2009 Summary Report Single-Family Detached Homes

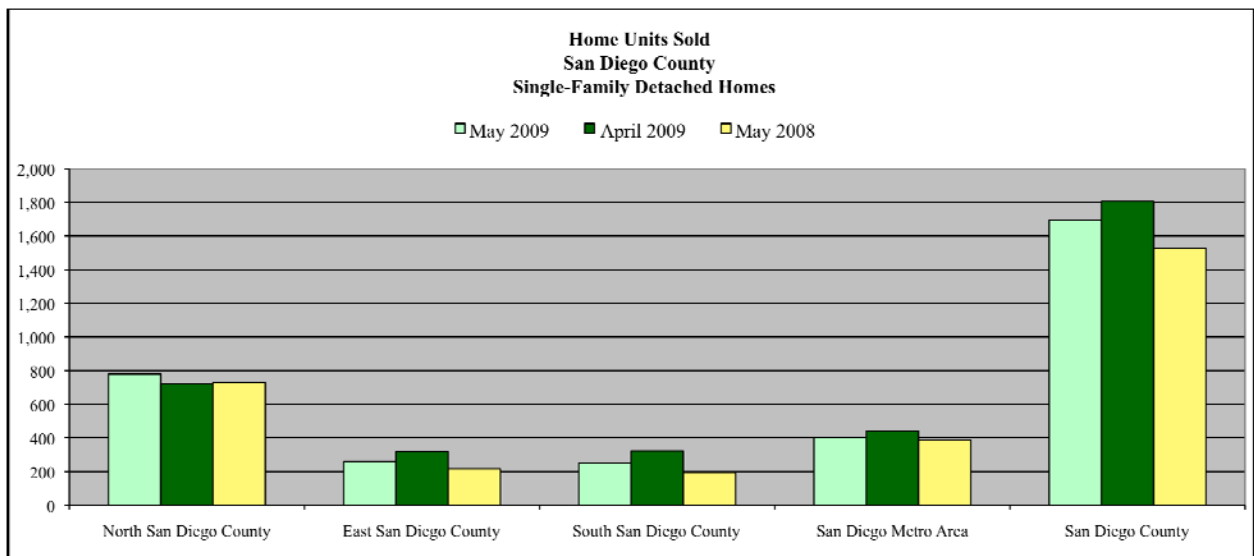
Single-Family Detached Home Prices by Region of San Diego County

- The median-priced single-family detached (SFD) home in San Diego County rose 3.21 percent from \$335,000 in April 2009 to \$345,750 in May 2009. The year-over SFD median price decreased 20.52 percent from \$435,000 in May 2008.ⁱ
- North San Diego County SFD median prices increased 1.79 percent to \$397,000 in May 2009 from \$390,000 in April 2009, with a 22.91 percent decline from May 2008. The East San Diego County median SFD home price rose 2.47 percent to \$290,000 in May 2009 from \$283,000 in April 2009, and down 14.71 percent from May 2008. South County median SFD prices remained constant at \$310,000 in May 2009, a 22.31 percent year-over decrease from May 2008. San Diego Metro median SFD prices increased 4.32 percent to \$346,850 in May 2009 from \$332,500 in April 2009, down 22.92 percent from May 2008.



San Diego County HomeDex™ May 2009 Summary Report Single-Family Detached Homes

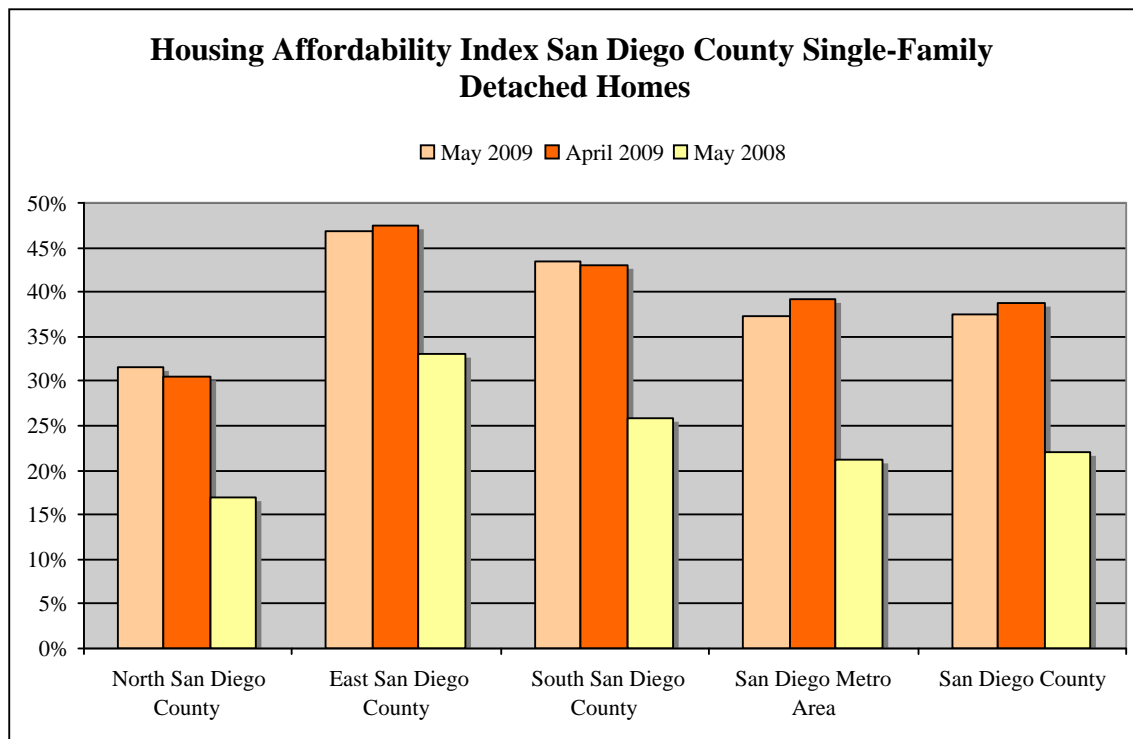
- The number of SFD homes sold in San Diego County declined 6.04 percent from 1,805 in April 2009 to 1,696 in May 2009. Year-over sales rose 11.07 percent from May 2008.
- North San Diego County sold 779 SFD units in May 2009, a 7.75 percent increase from April 2009 and a 6.86 percent increase from May 2008. East San Diego County sold 260 units in May 2009, a 17.98 percent decrease from April 2009 and 19.82 percent increase from May 2008. South San Diego County SFD sold units decreased 21.67 percent from 323 in April 2009 to 253 in May 2009, a 30.41 percent increase from May 2008. San Diego Metro sold 404 listings in May 2009, an 8.6 percent decrease from April 2009 and 4.39 percent increase from May 2008.



San Diego County HomeDex™ May 2009 Summary Report Single-Family Detached Homes

Housing Affordability in San Diego County – Single-Family Detached Homes

- 38 percent of San Diego County households were able to afford the county’s median-priced SFD home in May 2009, according to the HomeDex™ affordability index.ⁱⁱ
- North San Diego County reported an affordability level of 32 percent of county households able to afford the median-priced SFD home with 47 percent of county households able to afford the median-priced home in East San Diego County, 43 percent in South San Diego County, and 37 percent in San Diego Metro.



San Diego County HomeDex™
May 2009 Summary Report
Single-Family Detached Homes

	<i>Median Prices</i>			<i>Percent of Households Affording Median-Priced Home</i>	
	May 2009	May 2008	Percent change	May 2009	May 2008
North County	\$397,000	\$515,000	-22.91%	32%	17%
East County	\$290,000	\$340,000	-14.71%	47%	33%
South County	\$310,000	\$399,000	-22.31%	43%	26%
Metro Area	\$346,850	\$450,000	-22.92%	37%	21%
All of San Diego County	\$345,750	\$435,000	-20.52%	38%	22%

San Diego County Housing Characteristics				
Single-Family Detached Homes – May 2009				
	North County	East County	Metro Area	South County
Median Price	\$397,000	\$290,000	\$346,850	\$310,000
Average Price	\$535,960	\$314,809	\$480,803	\$324,023
Median Price per Square Foot	\$197	\$186	\$254	\$166
Lowest-Priced Home Sold	\$90,000	\$43,000	\$47,250	\$86,500
Highest-Priced Home Sold	\$14,000,000	\$950,000	\$17,350,613	\$750,000
Number Units Sold	779	260	404	253
Total Sales	\$417,513,048	\$81,850,244	\$194,244,519	\$81,977,727
Median Days on Market	45	37	32	36
Median Square Feet	1,909	1,578	1,375	1,786
Median Number of Bedrooms	4	3	3	4
Median Number of Baths	3	2	2	3
Median Lot Size (square feet)	8,940	10,311	6,400	6,962
Median Age of Homes Sold	23	38	51	20

Prepared for the North San Diego County Association of REALTORS® by Robert Brown, Ph.D.
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 760-734-3976. Data source: Sandicor, Inc. Comparisons are not based on identical samples of homes sold and do
 not imply statistical significance.

San Diego County HomeDex™
May 2009 Summary Report
Single-Family Detached Homes

North San Diego County Zip Codes	May 2009 Affordability ⁱⁱⁱ	May 2008 Affordability	May 2009 Median Price	% Price Chg. From May 2008	May 2009 Sold Listings	Median Days on Market May 2009	Median Days on Market % Chg. from April 2008
92003 - BONSALL	14%	40%	\$629,250	114%	2	96	-28%
92007 - CARDIFF	13%	4%	\$652,500	-35%	4	126	350%
92008 - CARLSBAD	21%	8%	\$519,000	-29%	13	56	331%
92009 - CARLSBAD	10%	8%	\$705,000	-5%	33	41	32%
92010 - CARLSBAD	22%	15%	\$500,751	-9%	12	39	103%
92011 - CARLSBAD	13%	7%	\$653,500	-15%	16	22	-54%
92014 - DEL MAR	2%	3%	\$1,643,425	34%	13	108	-31%
92024 - ENCINITAS	10%	8%	\$710,000	-2%	23	59	103%
92025 - ESCONDIDO	59%	28%	\$221,250	-42%	28	22	-46%
92026 - ESCONDIDO	49%	28%	\$275,000	-29%	44	42	-24%
92027 - ESCONDIDO	63%	37%	\$201,500	-35%	71	58	97%
92028 - FALLBROOK	48%	18%	\$285,000	-42%	33	58	-5%
92029 - ESCONDIDO	20%	19%	\$526,950	8%	12	38	34%
92054 - OCEANSIDE	52%	20%	\$258,500	-45%	14	56	9%
92056 - OCEANSIDE	43%	28%	\$311,000	-18%	38	44	156%
92057 - OCEANSIDE	43%	26%	\$315,000	-20%	59	41	-23%
92059 - PALA	56%	-	\$234,250	-	8	74	-59%
92061 - PAUMA VALLEY	-	-	-	-	0	-	-
92064 - POWAY	15%	15%	\$610,000	12%	27	77	93%
92065 - RAMONA	37%	24%	\$346,500	-17%	19	99	41%
92067 - RANCHO SANTA FE	0%	0%	\$2,637,500	-7%	10	105	-19%
92068 - SAN LUIS REY	-	-	-	-	0	-	-
92069 - SAN MARCOS	37%	28%	\$348,000	-9%	24	14	-64%
92075 - SOLANA BEACH	3%	3%	\$1,600,000	17%	7	52	-53%
92078 - SAN MARCOS	25%	16%	\$456,500	-13%	32	49	2%
92081 - VISTA	35%	26%	\$368,000	-8%	21	15	-63%
92082 - VALLEY CENTER	36%	16%	\$357,000	-33%	18	130	99%
92083 - VISTA	53%	38%	\$251,500	-18%	26	30	-41%
92084 - VISTA	53%	31%	\$253,000	-29%	37	45	13%
92091 - RANCHO SANTA FE	2%	0%	\$1,787,000	-48%	3	46	-76%
92127 - RANCHO BERNARDO	10%	7%	\$691,105	-16%	34	50	16%
92128 - RANCHO BERNARDO	23%	15%	\$486,000	-12%	42	34	-20%
92129 - RANCHO PENASQUITOS	13%	13%	\$640,000	11%	27	16	0%
92130 - CARMEL VALLEY	9%	5%	\$800,000	-16%	29	59	44%

San Diego County HomeDex™
May 2009 Summary Report
Single-Family Detached Homes

East San Diego County Zip Codes	May 2009 Affordability^{iv}	May 2008 Affordability	May 2009 Median Price	% Price Chg. From May 2008	May 2009 Sold Listings	Median Days on Market May 2009	Median Days on Market % Chg. from April 2008
91901 - ALPINE	23%	12%	\$474,000	-18%	10	65	-40%
91905 - BOULEVARD	54%	91%	\$245,000	330%	3	37	72%
91906 - CAMPO	81%	43%	\$119,500	-56%	6	59	-26%
91916 - DESCANSO	-	-	-	-	0	-	-
91917 - DULZURA	-	51%	-	-	0	-	-
91931 - GUATAY	-	-	-	-	0	-	-
91934 - JACUMBA	-	81%	-	-	0	-	-
91935 - JAMUL	26%	22%	\$450,000	6%	10	94	207%
91941 - LA MESA	36%	29%	\$361,250	0%	26	43	16%
91942 - LA MESA	36%	22%	\$359,000	-15%	4	13	-90%
91945 - LEMON GROVE	56%	38%	\$237,500	-21%	18	27	-35%
91948 - MOUNT LAGUNA	81%	90%	\$119,500	84%	2	296	-
91962 - PINE VALLEY	46%	36%	\$297,500	-4%	2	75	-29%
91963 - POTRERO	-	-	-	-	0	-	-
91977 - SPRING VALLEY	66%	40%	\$188,500	-35%	42	30	2%
91978 - SPRING VALLEY	37%	19%	\$352,500	-26%	6	38	-3%
91980 - TECATE	-	-	-	-	0	-	-
92004 - BORREGO SPRINGS	64%	72%	\$201,250	44%	6	39	-61%
92019 - EL CAJON	40%	31%	\$329,000	-6%	27	35	6%
92020 - EL CAJON	44%	29%	\$304,950	-17%	22	17	-66%
92021 - EL CAJON	45%	33%	\$302,500	-9%	22	29	-22%
92036 - JULIAN	54%	51%	\$247,500	7%	4	26	-80%
92040 - LAKESIDE	40%	24%	\$331,000	-18%	23	35	-8%
92066 - RANCHITA	-	-	-	-	0	-	-
92070 - SANTA YSABEL	-	-	-	-	0	-	-
92071 - SANTEE	45%	29%	\$298,750	-19%	26	55	189%
92086 - WARNER SPRINGS	59%	-	\$220,550	-	1	117	516%

San Diego County HomeDex™
May 2009 Summary Report
Single-Family Detached Homes

South San Diego County Zip Codes	May 2009 Affordability	May 2008 Affordability	May 2009 Median Price	% Price Chg. From May 2008	May 2009 Sold Listings	Median Days on Market May 2009	Median Days on Market % Chg. from April 2008
91902 - BONITA	28%	18%	\$427,000	-14%	9	68	36%
91910 - CHULA VISTA	42%	30%	\$320,000	-13%	23	62	29%
91911 - CHULA VISTA	50%	35%	\$270,000	-18%	40	37	7%
91913 - CHULA VISTA	36%	24%	\$357,500	-14%	40	25	-29%
91914 - CHULA VISTA	20%	13%	\$526,450	-9%	18	48	55%
91915 - CHULA VISTA	32%	23%	\$390,000	-8%	27	31	-31%
91932 - IMPERIAL BEACH	53%	29%	\$255,000	-32%	6	46	-6%
91950 - NATIONAL CITY	69%	44%	\$178,000	-35%	28	46	100%
92154 - OTAY MESA	49%	29%	\$276,500	-25%	57	35	-13%
92173 - SAN YSIDRO	58%	31%	\$227,500	-36%	5	15	-62%

San Diego County HomeDex™ May 2009 Summary Report Single-Family Detached Homes

San Diego Metro Zip Codes	May 2009 Affordability	May 2008 Affordability	May 2009 Median Price	% Price Chg. From May 2008	May 2009 Sold Listings	Median Days on Market May 2009	Median Days on Market % Chg. from April 2008
92037 - LA JOLLA	2%	1%	\$1,640,000	-14%	14	81	21%
92093 - LA JOLLA	-	-	-	-	0	-	-
92101 - SAN DIEGO DOWNTOWN	26%	9%	\$445,000	-30%	1	24	-
92102 - SAN DIEGO GOLDEN HILL	67%	52%	\$185,500	-19%	14	31	-10%
92103 - MISSION HILLS-HILLCREST-MIDTOWN	14%	5%	\$625,000	-32%	7	71	137%
92104 - NORTH PARK	23%	17%	\$480,000	-7%	17	37	-10%
92105 - EAST SAN DIEGO	68%	48%	\$180,000	-28%	28	32	-28%
92106 - POINT LOMA	9%	6%	\$775,000	-13%	7	38	-52%
92107 - OCEAN BEACH	19%	9%	\$552,500	-15%	9	27	17%
92108 - MISSION VALLEY	-	-	-	-	0	-	-
92109 - PACIFIC BEACH	10%	8%	\$700,000	-2%	7	106	116%
92110 - OLD TOWN	23%	16%	\$475,000	-12%	8	64	49%
92111 - LINDA VISTA	34%	29%	\$376,500	0%	12	14	-18%
92113 - LOGAN HEIGHTS	79%	64%	\$128,500	-27%	16	29	-14%
92114 - ENCANTO	64%	48%	\$197,500	-22%	58	24	-27%
92115 - SAN DIEGO	42%	27%	\$320,000	-17%	31	13	-60%
92116 - NORMAL HEIGHTS	31%	9%	\$398,100	-38%	21	60	-10%
92117 - CLAIREMONT MESA	34%	22%	\$375,000	-14%	29	20	-44%
92118 - CORONADO	4%	2%	\$1,137,500	-33%	10	90	41%
92119 - SAN CARLOS	30%	23%	\$410,000	-3%	15	12	-4%
92120 - DEL CERRO	32%	14%	\$392,500	-31%	14	54	37%
92121 - SORRENTO VALLEY	12%	7%	\$670,000	-13%	3	106	458%
92122 - UNIVERSITY CITY	21%	17%	\$517,500	-1%	6	22	-61%
92123 - MISSION VALLEY	39%	21%	\$335,000	-25%	9	16	-55%
92124 - TIERRASANTA	22%	9%	\$498,900	-21%	6	47	-36%
92126 - MIRA MESA	37%	24%	\$350,000	-15%	31	37	51%
92131 - SCRIPPS MIRAMAR	10%	8%	\$720,000	-1%	13	53	23%
92139 - PARADISE HILLS	63%	42%	\$205,000	-28%	18	40	38%

ⁱ The median is the middle-priced home sold; half the homes sold for more than the median, and half sold for less.

ⁱⁱ HomeDex™ affordability percentages assume homeowners place 20 percent down and spend no more than a third of their income toward housing on the median-priced home – an amount earned by 38 percent of San Diego County households (i.e., percent of San Diego County households that can “afford” the median-priced SFD home, assuming homeowners place 20 percent down and spend no more than a third of their income on housing at the prevailing monthly interest rates.) Percentages are rounded.

ⁱⁱⁱ See endnote 2.

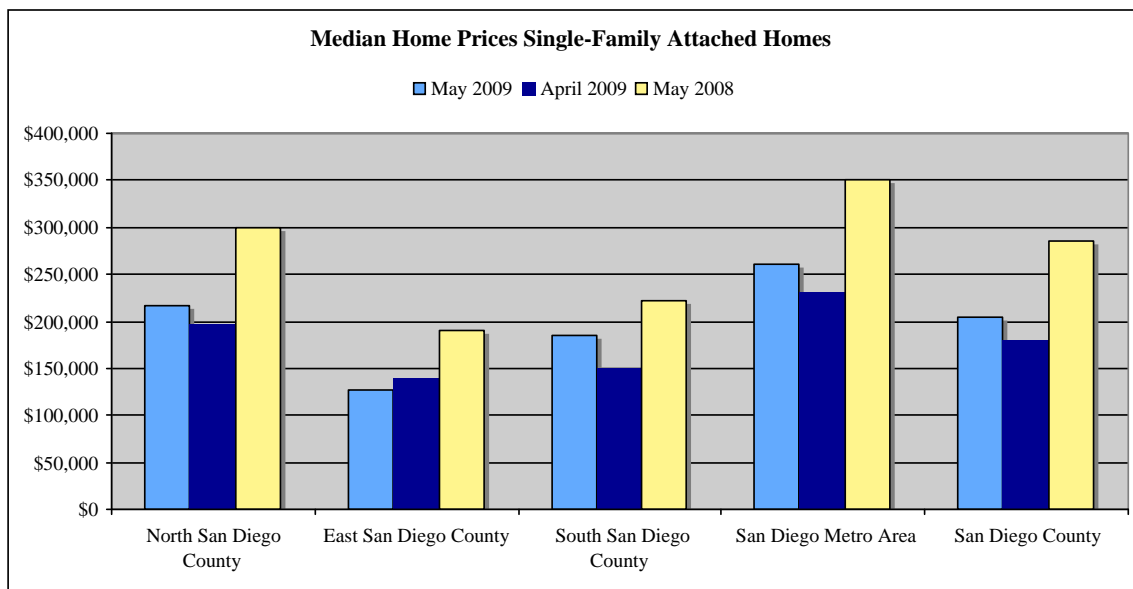
^{iv} See endnote 2.

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San Diego County HomeDex™ May 2009 Summary Report Single-Family Attached Homes

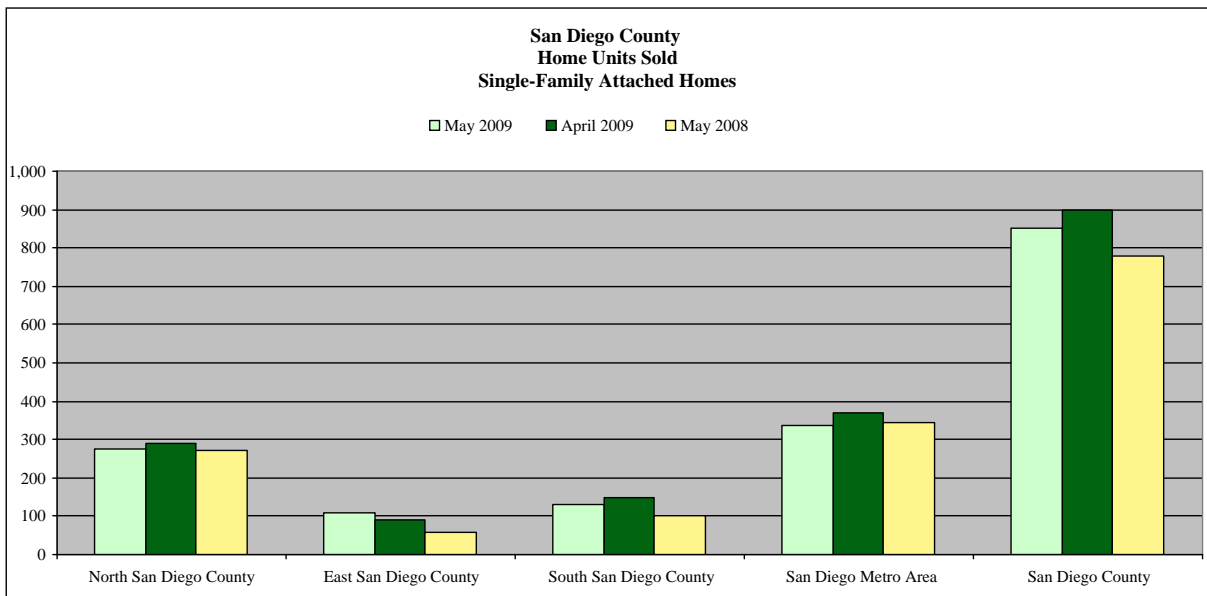
Single-Family Attached Home Prices by Region of San Diego County

- The median-priced single-family attached (SFA) home in San Diego County increased 13.89 percent from \$180,000 in April 2009 to \$205,000 in May 2009. Year-over SFA median prices were down 28.07 percent in the county from \$285,000 in May 2008.ⁱ
- North San Diego County monthly median SFA home prices increased 9.64 percent from \$197,000 in April 2009 to \$216,000 in May 2009. The SFA median price in East San Diego County fell 7.98 percent from \$138,500 in April 2009 to \$127,450 in May 2009, down 32.74 percent from May 2008. The South County median SFA price increased to \$185,000 in May 2009, a 23.33 percent increase from April 2009 and a 16.67 percent year-over decrease. The San Diego Metro SFA median price rose 12.8 percent to \$260,000 in May 2009 from \$230,500 in April 2009, a 25.71 percent decrease from May 2008.



San Diego County HomeDex™ May 2009 Summary Report Single-Family Attached Homes

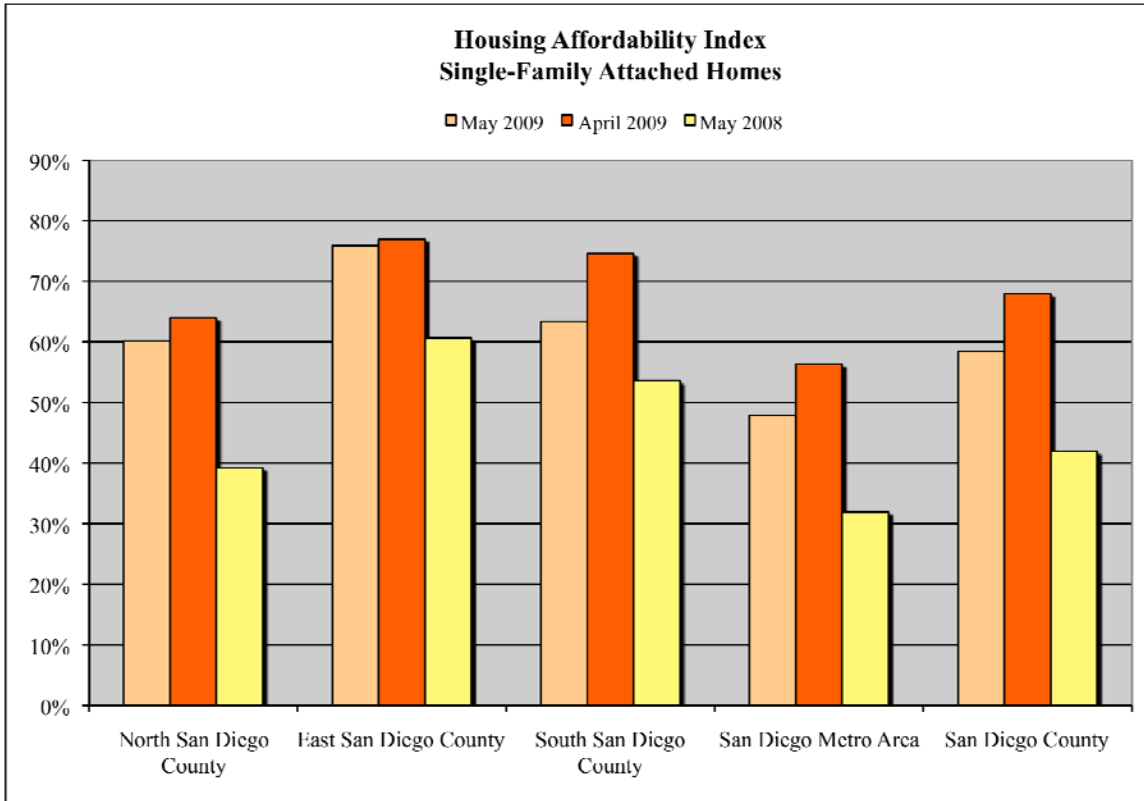
- The number of SFA homes sold decreased 5.13 percent countywide to 851 in May 2009 from 897 in April 2009. SFA sold units increased 9.38 percent year-over from May 2008.
- North San Diego County sold 275 SFA units in May 2009, a 4.84 percent decrease from April 2009 and a 1.1 percent increase from May 2008. East San Diego County sold 110 listings in May 2009, a 22.22 percent rise from April 2009 and an 89.66 percent increase from May 2008. South San Diego County sold 129 listings in May 2009, a 14 percent decrease from April 2009 and up 25.24 percent from May 2008. San Diego Metro sold 337 SFA listings in May 2009, an 8.42 percent decrease from April 2009 and 2.32 percent decrease from May 2008.



San Diego County HomeDex™ May 2009 Summary Report Single-Family Attached Homes

Housing Affordability in San Diego County – Single-Family Attached Homes

- The percentage of San Diego County households that could afford the median-priced SFA home in the county was 58 percent in May 2009 according to the North San Diego County HomeDex™.ii
- San Diego Metro had an SFA HomeDex™ affordability level at 48 percent of county households able to afford the median-priced SFA home. In South San Diego County, 63 percent of county households could afford the median-priced SFA home. North County reported an affordability of 60 percent for the median-priced SFA home, and East San Diego County reported an affordability level of 76 percent.



San Diego County HomeDex™
May 2009 Summary Report
Single-Family Attached Homes

	<i>Median Prices</i>			<i>Percent of Households Affording Median-Priced Home</i>	
	May 2009	May 2008	Percent change	May 2009	May 2008
North County	\$216,000	\$300,000	-28.00%	60%	39%
East County	\$127,450	\$189,500	-32.74%	76%	61%
South County	\$185,000	\$222,000	-16.67%	63%	54%
Metro Area	\$260,000	\$350,000	-25.71%	48%	32%
All of San Diego County	\$205,000	\$285,000	-28.07%	58%	42%

San Diego County Housing Characteristics Single-Family Attached Homes – May 2009				
	North County	East County	Metro Area	South County
Median Price	\$216,000	\$127,450	\$260,000	\$185,000
Average Price	\$254,664	\$138,358	\$316,019	\$175,728
Median Price per Square Foot	\$191	\$125	\$257	\$140
Lowest-Priced Home Sold	\$54,000	\$36,750	\$37,000	\$64,000
Highest-Priced Home Sold	\$1,635,000	\$355,000	\$2,225,000	\$324,000
Number Units Sold	275	110	337	129
Total Sales	\$70,032,523	\$15,219,400	\$106,498,529	\$22,668,925
Median Days on Market	36	55	55	33
Median Square Feet	1,118	959	1,041	1,298
Median Number of Bedrooms	2	2	2	3
Median Number of Baths	2	2	2	3
Median Age of Homes Sold (yrs.)	25	27	24	15

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San Diego County HomeDex™
May 2009 Summary Report
Single-Family Attached Homes

North San Diego County Zip Codes	May 2009 Affordability ⁱⁱⁱ	May 2008 Affordability	May 2009 Median Price	% Price Chg. From May 2008	May 2009 Sold Listings	Median Days on Market May 2009	Median Days on Market % Chg. from April 2009
92003 - BONSALL	62%	62%	\$210,000	14%	1	77	-50%
92007 - CARDIFF	-	-	-	-	0	-	-
92008 - CARLSBAD	-	-	-	-	0	-	-
92009 - CARLSBAD	47%	33%	\$290,000	-15%	23	97	304%
92010 - CARLSBAD	40%	23%	\$329,000	-23%	7	63	-44%
92011 - CARLSBAD	40%	18%	\$328,750	-34%	4	20	-45%
92014 - DEL MAR	37%	2%	\$347,500	-80%	4	15	-87%
92024 - ENCINITAS	35%	23%	\$369,000	-13%	11	17	-81%
92025 - ESCONDIDO	83%	55%	\$109,000	-49%	7	66	14%
92026 - ESCONDIDO	86%	63%	\$95,000	-48%	13	24	-19%
92027 - ESCONDIDO	88%	69%	\$87,250	-45%	14	70	159%
92028 - FALLBROOK	-	39%	-	-	0	-	-
92029 - ESCONDIDO	-	46%	-	-	0	-	-
92054 - OCEANSIDE	37%	50%	\$347,500	43%	14	31	-68%
92056 - OCEANSIDE	70%	36%	\$175,000	-45%	33	59	9%
92057 - OCEANSIDE	79%	66%	\$129,450	-24%	28	35	44%
92059 - PALA	-	-	-	-	0	-	-
92061 - PAUMA VALLEY	-	-	-	-	0	-	-
92064 - POWAY	73%	35%	\$159,500	-51%	2	10	-95%
92065 - RAMONA	75%	58%	\$151,500	-25%	5	18	-79%
92067 - RANCHO SANTA FE	-	3%	-	-	0	-	-
92068 - SAN LUIS REY	-	-	-	-	0	-	-
92069 - SAN MARCOS	77%	67%	\$139,900	-15%	11	55	129%
92075 - SOLANA BEACH	11%	8%	\$675,000	-10%	3	84	6%
92078 - SAN MARCOS	54%	40%	\$250,000	-15%	8	30	-71%
92081 - VISTA	72%	65%	\$165,000	-6%	5	19	-83%
92082 - VALLEY CENTER	-	-	-	-	0	-	-
92083 - VISTA	69%	66%	\$176,900	5%	4	18	-80%
92084 - VISTA	85%	39%	\$100,000	-67%	5	58	263%
92091 - RANCHO SANTA FE	15%	-	\$618,404	-	2	50	-
92127 - RANCHO BERNARDO	46%	53%	\$293,000	30%	13	33	-31%
92128 - RANCHO BERNARDO	47%	39%	\$287,500	-4%	18	105	232%
92129 - RANCHO PENASQUITOS	59%	37%	\$222,500	-28%	12	27	279%
92130 - CARMEL VALLEY	34%	19%	\$375,000	-22%	13	32	-22%

Prepared for the North San Diego County Association of REALTORS® by Robert Brown, Ph.D.
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760-734-3976. Data source: Sandicor, Inc. Comparisons are not based on identical samples of homes sold and do
not imply statistical significance.

San Diego County HomeDex™
May 2009 Summary Report
Single-Family Attached Homes

East San Diego County Zip Codes	May 2009 Affordability	May 2008 Affordability	May 2009 Median Price	% Price Chg. From May 2008	May 2009 Sold Listings	Median Days on Market May 2009	Median Days on Market % Chg. from April 2009
91901 - ALPINE	73%	-	\$139,000	-	1	47	15%
91905 - BOULEVARD	-	-	-	-	0	-	-
91906 - CAMPO	-	-	-	-	0	-	-
91916 - DESCANSO	-	-	-	-	0	-	-
91917 - DULZURA	-	-	-	-	0	-	-
91931 - GUATAY	-	-	-	-	0	-	-
91934 - JACUMBA	-	-	-	-	0	-	-
91935 - JAMUL	-	-	-	-	0	-	-
91941 - LA MESA	65%	56%	\$172,000	-26%	5	52	53%
91942 - LA MESA	62%	39%	\$183,000	-46%	10	38	-63%
91945 - LEMON GROVE	81%	71%	\$104,750	-37%	4	45	-41%
91948 - MOUNT LAGUNA	-	-	-	-	0	-	-
91962 - PINE VALLEY	-	-	-	-	0	-	-
91963 - POTRERO	-	-	-	-	0	-	-
91977 - SPRING VALLEY	82%	67%	\$100,000	-47%	23	59	28%
91978 - SPRING VALLEY	-	67%	-	-	0	-	-
91980 - TECATE	-	-	-	-	0	-	-
92004 - BORREGO SPRINGS	-	77%	-	-	0	-	-
92019 - EL CAJON	64%	58%	\$175,650	-22%	14	51	-50%
92020 - EL CAJON	86%	70%	\$86,000	-50%	15	81	145%
92021 - EL CAJON	78%	70%	\$120,000	-30%	12	81	76%
92036 - JULIAN	-	-	-	-	0	-	-
92040 - LAKESIDE	84%	78%	\$92,500	-32%	6	29	-61%
92066 - RANCHITA	-	-	-	-	0	-	-
92070 - SANTA YSABEL	-	-	-	-	0	-	-
92071 - SANTEE	67%	52%	\$165,000	-36%	20	35	30%
92086 - WARNER SPRINGS	-	-	-	-	0	-	-

San Diego County HomeDex™
May 2009 Summary Report
Single-Family Attached Homes

South San Diego County Zip Codes	May 2009 Affordability	May 2008 Affordability	May 2009 Median Price	% Price Chg. From May 2008	May 2009 Sold Listings	Median Days on Market May 2009	Median Days on Market % Chg. from April 2009
91902 - BONITA	54%	53%	\$227,500	-10%	4	107	42%
91910 - CHULA VISTA	63%	59%	\$185,000	-17%	19	37	35%
91911 - CHULA VISTA	77%	70%	\$130,000	-26%	17	90	210%
91913 - CHULA VISTA	60%	53%	\$199,450	-22%	20	32	-3%
91914 - CHULA VISTA	61%	51%	\$195,000	-27%	11	9	-61%
91915 - CHULA VISTA	55%	46%	\$220,000	-25%	21	28	-15%
91932 - IMPERIAL BEACH	68%	70%	\$164,938	-6%	2	8	-90%
91950 - NATIONAL CITY	81%	57%	\$108,450	-53%	4	41	-70%
92154 - OTAY MESA	71%	63%	\$153,000	-24%	23	34	-38%
92173 - SAN YSIDRO	87%	79%	\$84,000	-36%	8	61	-44%

San Diego County HomeDex™
May 2009 Summary Report
Single-Family Attached Homes

San Diego Metro Zip Codes	May 2009 Affordability	May 2008 Affordability	May 2009 Median Price	% Price Chg. From May 2008	May 2009 Sold Listings	Median Days on Market May 2009	Median Days on Market % Chg. from April 2009
92037 - LA JOLLA	11%	16%	\$615,000	4%	21	70	61%
92093 - LA JOLLA	-	-	-	-	0	-	-
92101 - SAN DIEGO DOWNTOWN	34%	24%	\$345,000	-27%	49	61	15%
92102 - SAN DIEGO GOLDEN HILL	80%	44%	\$117,000	-62%	3	94	683%
92103 - MISSION HILLS-HILLCREST-MIDTOWN	30%	32%	\$380,000	-4%	17	42	47%
92104 - NORTH PARK	52%	45%	\$236,500	-22%	13	77	18%
92105 - EAST SAN DIEGO	90%	82%	\$70,000	-40%	15	29	-63%
92106 - POINT LOMA	23%	19%	\$435,000	-20%	5	46	2%
92107 - OCEAN BEACH	45%	33%	\$274,500	-28%	4	22	-51%
92108 - MISSION VALLEY	50%	43%	\$247,000	-20%	23	58	76%
92109 - PACIFIC BEACH	18%	17%	\$510,000	-13%	18	100	99%
92110 - OLD TOWN	42%	39%	\$290,000	-14%	10	44	-32%
92111 - LINDA VISTA	38%	38%	\$315,000	-8%	12	61	29%
92113 - LOGAN HEIGHTS	90%	47%	\$67,100	-77%	6	22	-59%
92114 - ENCANTO	80%	72%	\$113,000	-30%	2	32	320%
92115 - SAN DIEGO	82%	70%	\$106,500	-39%	18	118	131%
92116 - NORMAL HEIGHTS	72%	69%	\$152,000	-15%	15	42	163%
92117 - CLAIREMONT MESA	55%	47%	\$222,500	-23%	6	54	-70%
92118 - CORONADO	3%	2%	\$1,100,000	-48%	7	78	39%
92119 - SAN CARLOS	75%	63%	\$139,000	-31%	10	57	268%
92120 - DEL CERRO	54%	54%	\$225,000	-8%	9	75	121%
92121 - SORRENTO VALLEY	26%	29%	\$410,000	-3%	1	125	105%
92122 - UNIVERSITY CITY	35%	40%	\$332,450	0%	16	75	53%
92123 - MISSION VALLEY	48%	35%	\$260,000	-29%	6	28	-75%
92124 - TIERRASANTA	34%	35%	\$348,000	-5%	3	67	148%
92126 - MIRA MESA	58%	57%	\$205,000	-11%	21	26	-12%
92131 - SCRIPPS MIRAMAR	39%	39%	\$307,000	-9%	10	60	532%
92139 - PARADISE HILLS	79%	59%	\$120,300	-45%	17	44	16%

ⁱ Median is the middle-priced home sold: Half the homes sold for more than the median, half sold for less.

ⁱⁱ HomeDex™ assumes homeowners place 20 percent down and spend no more than a third of their income toward housing for the median-priced home – an amount earned by 58 percent of San Diego County households (i.e., the percent of San Diego County households that can “afford” the median-priced SFD home, assuming homeowners place 20 percent down and spend no more than a third of their income on housing at the prevailing monthly interest rates.) Affordability percentages are rounded.

ⁱⁱⁱ See footnote 2.

North San Diego County HomeDex™
Foreclosure Activity Report – Ending May 2009

North San Diego County Zip Codes	Number of Pre-Foreclosure Properties ¹ ending May 2009	% Chg. from Pre-Foreclosures ending April 2009	Number of Bank-Owned Properties ending May 2009	% Chg. from Bank-Owned ending April 2009
92003 - BONSALL	35	-38.60%	33	-2.94%
92007 - CARDIFF	30	11.11%	9	-35.71%
92008 - CARLSBAD	52	-20.00%	34	-2.86%
92009 - CARLSBAD	176	-6.38%	61	1.67%
92010 - CARLSBAD	50	-16.67%	16	-33.33%
92011 - CARLSBAD	42	-25.00%	24	-14.29%
92014 - DEL MAR	26	4.00%	13	-13.33%
92024 - ENCINITAS	114	-15.56%	64	-1.54%
92025 - ESCONDIDO	229	-6.15%	223	-7.85%
92026 - ESCONDIDO	257	-26.57%	184	-1.08%
92027 - ESCONDIDO	303	-16.76%	253	-7.33%
92028 - FALLBROOK	194	-16.74%	143	-2.72%
92029 - ESCONDIDO	60	-13.04%	35	2.94%
92054 - OCEANSIDE	146	-2.67%	75	-8.54%
92056 - OCEANSIDE	278	-12.85%	136	-5.56%
92057 - OCEANSIDE	332	-23.33%	506	5.64%
92059 - PALA	5	-44.44%	4	100.00%
92061 - PAUMA VALLEY	4	-20.00%	6	-45.45%
92064 - POWAY	111	-20.71%	65	-5.80%
92065 - RAMONA	185	-7.50%	121	9.01%
92067 - RANCHO SANTA FE	32	28.00%	23	-4.17%
92068 - SAN LUIS REY	0	-	0	-
92069 - SAN MARCOS	224	-17.04%	139	-5.44%
92075 - SOLANA BEACH	47	2.17%	19	-9.52%
92078 - SAN MARCOS	185	-22.27%	90	2.27%
92081 - VISTA	90	-23.08%	57	-6.56%
92082 - VALLEY CENTER	123	-8.89%	54	-28.00%
92083 - VISTA	186	-21.52%	115	-8.00%
92084 - VISTA	194	-22.09%	123	-8.89%
92091 - RANCHO SANTA FE	2	-50.00%	4	0.00%
92127 - RANCHO BERNARDO	181	-11.71%	53	0.00%
92128 - RANCHO BERNARDO	160	-5.88%	55	12.24%
92129 - RANCHO PENASQUITOS	137	-14.38%	49	2.08%
92130 - CARMEL VALLEY	112	-5.88%	28	-3.45%
TOTALS	4,302	-15.71%	2,814	-3.43%

North San Diego County HomeDex™ Foreclosure Activity Report – Ending May 2009

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. North County reported a total 4,207 active home listings ending May 2009 -- 3,207 single-family detached homes and 1,000 single-family attached homes; data source for active listings is Sandicor, Inc. 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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