

California home sales cool in August as price gains temper, C.A.R. reports !!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Hi Guys and Gals, below is an Chart from the San Diego Association of Realtors Which Gives You Single Family Home Sales for Each Zip Code !!!!!!!

Condo Sales Information is Available Upon Request !!!!!!!!!!!!!!!!!!!!!!!!!!!!!

I Have also Included an Article form the California Association of Realtors !!!!!!!!!!!!!!!

I have Included a Current Mortgage Rate Sheet in the Attachment!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

If You Know Anyone Interested in Selling, Buying or Just may have Questions about Real Estate Please let Me Know? Thanks,

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AUGUST 2015 - San Diego County Summary Statistics

Comparative Sales - Sold Listings - Median Prices - Average Prices - Average Days on Market

	DETACHED (Single-Family Homes)			ATTACHED (Condominiums, Townhomes)		
Monthly Report		% Change from Prior Year	% Change from Prior Month		% Change from Prior Year	% Change from Prior Month
Total Sales Volume - August 2015	\$1,419,395,210	10.748%	-14.037%	\$441,412,632	11.575%	-14.937%
Average Sales Price - August 2015	\$685,464	5.583%	1.750%	\$421,598	2.411%	1.880%
Median* Sales Price - August 2015	\$540,000	7.677%	-1.818%	\$350,000	2.941%	2.941%
Sold Listings - August 2015	2,017	2.127%	-17.707%	1,047	8.949%	-16.507%
Average Days on Market - August 2015	33	-21.948%	-4.257%	34	-13.755%	-1.170%
Total Sales Volume - August 2014	\$1,281,638,406			\$395,618,845		
Average Sales Price - August 2014	\$649,215			\$411,674		
Median* Sales Price - August 2014	\$501,500			\$340,000		
Sold Listings - August 2014	1,975			961		
Average Days on Market - August 2014	43			39		
Year-to-Date Report		% Change from Prior Year	% Change from Prior Month		% Change from Prior Year	% Change from Prior Month
Total Sales Volume - YTD 2015	\$11,205,514,532	16.144%		\$3,355,854,431	16.276%	
Average Sales Price - YTD 2015	\$676,159	5.165%		\$409,352	5.483%	
Median* Sales Price - YTD 2015	\$527,000	6.465%		\$344,000	6.832%	
Sold Listings - YTD 2015	16,503	9.954%		8,198	10.233%	
Average Days on Market - YTD 2015	40	-10.005%		38	-11.955%	
YTD Total Sales Volume - YTD 2014	\$9,647,979,021			\$2,886,106,039		
YTD Average Sales Price - YTD 2014	\$642,949			\$388,074		
YTD Median* Sales Price - YTD 2014	\$495,000			\$322,000		
YTD Sold Listings - YTD 2014	15,009			7,437		
YTD Average Days on Market - YTD 2014	45			43		

*The median home price is the price where half of the homes sold for more, and half sold for less. It is a more typical price measure than average price, which can be skewed high by a relative handful of million-dollar-plus transactions.

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August 2015



DETACHED (Single-Family) Homes - San Diego County

		Current Year - 2015						Previous Year - 2014					
		Sold Listings		Avg Days on Mkt		Median Price		Sold Listings		Avg Days on Mkt		Median Price	
		Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Zip Code	Market Area												
91901	Alpine	11	148	24	54	\$545,000	\$525,000	16	118	51	58	\$497,500	\$518,950
91902	Bonita	11	105	40	51	\$637,500	\$617,500	14	114	31	52	\$562,000	\$570,000
91905	Boulevard	1	9	49	46	\$185,000	\$214,000	2	13	53	117	\$265,000	\$160,000
91906	Campo	8	28	43	68	\$221,500	\$235,000	10	37	43	64	\$196,000	\$192,250
91910	Chula Vista North	28	289	25	35	\$451,500	\$450,000	34	253	36	38	\$429,950	\$427,500
91911	Chula Vista South	25	260	29	37	\$395,000	\$400,500	33	263	31	52	\$395,000	\$375,000
91913	Chula Vista - Eastlake	34	291	35	36	\$501,250	\$509,000	33	277	45	55	\$455,000	\$470,000
91914	Chula Vista NE	14	125	33	47	\$656,000	\$615,000	13	110	42	45	\$613,000	\$618,000
91915	Chula Vista SE	41	229	32	41	\$520,000	\$485,000	29	193	43	51	\$490,000	\$470,000
91916	Descanso	0	15	0	88	\$0	\$369,000	5	15	116	87	\$305,000	\$331,000
91917	Dulzura	0	4	0	92	\$0	\$445,000	0	2	0	68	\$0	\$304,500
91931	Guatay	0	0	0	0	\$0	\$0	0	2	0	195	\$0	\$202,450
91932	Imperial Beach	8	72	32	27	\$415,000	\$446,500	4	58	85	48	\$382,078	\$395,000
91934	Jacumba	2	6	63	57	\$75,425	\$95,425	0	10	0	75	\$0	\$78,500
91935	Jamul	10	76	35	50	\$607,500	\$568,500	5	45	56	44	\$399,999	\$470,000
91941	La Mesa, Mount Helix	29	246	49	39	\$525,000	\$525,000	25	231	24	41	\$549,000	\$525,000
91942	La Mesa, Grossmont	18	222	31	33	\$444,500	\$449,950	21	166	42	36	\$410,000	\$431,000
91945	Lemon Grove	20	171	23	29	\$390,000	\$379,000	24	140	31	39	\$350,500	\$345,000
91948	Mount Laguna	0	1	0	232	\$0	\$80,000	0	4	0	191	\$0	\$129,000
91950	National City	12	134	31	38	\$365,000	\$335,000	24	119	61	51	\$310,000	\$295,000
91962	Pine Valley	1	21	13	55	\$470,000	\$395,000	3	25	57	83	\$300,000	\$300,000
91963	Potrero	1	4	53	99	\$325,000	\$284,000	2	3	113.5	107	\$302,500	\$259,000
91977	Spring Valley	46	391	32	37	\$387,500	\$385,000	42	366	33	47	\$362,000	\$350,000
91978	Rancho San Diego	8	55	22	53	\$439,000	\$430,000	5	38	37	31	\$555,000	\$407,500
91980	Tecate	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0
92003	Bonsall	5	49	129	78	\$594,000	\$760,000	4	31	91	49	\$599,750	\$729,000
92004	Borrego Springs	3	50	35	119	\$280,000	\$217,000	4	48	196	120	\$290,000	\$194,500
92007	Cardiff	3	51	34	51	\$820,000	\$1,250,000	4	48	53	60	\$927,500	\$1,095,000
92008	Carlsbad NW	13	129	26	39	\$772,200	\$770,000	12	136	47	36	\$740,000	\$728,950
92009	Carlsbad SE	56	403	27	33	\$870,000	\$870,000	41	365	35	34	\$920,000	\$830,000
92010	Carlsbad NE	18	110	26	34	\$700,250	\$658,250	17	87	20	33	\$649,000	\$650,000
92011	Carlsbad SW	21	170	31	37	\$850,000	\$880,000	24	147	32	36	\$912,450	\$840,000
92014	Del Mar	14	113	34	62	\$1,637,500	\$1,585,000	14	133	59	69	\$1,960,000	\$1,750,000
92019	El Cajon	31	265	36	45	\$495,000	\$499,000	35	252	46	49	\$510,000	\$450,000

**August 2015
(continued)**

DETACHED (Single-Family) Homes - San Diego County

		Current Year - 2015						Previous Year - 2014					
		Sold Listings		Avg Days on Mkt		Median Price		Sold Listings		Avg Days on Mkt		Median Price	
Zip Code	Market Area	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
92020	El Cajon	31	253	24	40	\$497,000	\$472,000	36	235	76	49	\$428,488	\$414,500
92021	El Cajon	24	259	22	39	\$430,000	\$410,000	39	226	28	40	\$390,000	\$390,500
92024	Encinitas	38	332	54	38	\$1,118,900	\$1,097,500	36	274	44	43	\$852,500	\$879,500
92025	Escondido South	24	213	42	49	\$475,000	\$465,000	23	198	46	49	\$435,000	\$447,450
92026	Escondido North	39	349	35	43	\$440,000	\$450,000	44	291	43	46	\$475,000	\$425,000
92027	Escondido East	61	388	55	43	\$440,000	\$410,000	45	346	41	42	\$389,000	\$381,000
92028	Fallbrook	66	443	44	57	\$462,500	\$485,000	47	399	68	56	\$545,000	\$451,500
92029	Escondido West	21	149	30	50	\$620,000	\$620,000	13	115	42	52	\$665,000	\$650,000
92036	Julian	5	50	67	100	\$415,000	\$342,000	5	41	99	84	\$343,000	\$300,000
92037	La Jolla	29	255	74	62	\$1,930,000	\$1,790,000	33	218	67	70	\$1,400,000	\$1,650,000
92040	Lakeside	37	244	28	32	\$473,000	\$435,000	25	200	78	45	\$410,000	\$415,000
92054	Oceanside South	27	167	25	31	\$551,000	\$545,000	23	180	45	42	\$532,000	\$502,000
92056	Oceanside East	48	379	24	29	\$494,000	\$480,000	47	309	37	34	\$435,000	\$438,000
92057	Oceanside North	46	437	32	43	\$470,000	\$465,000	58	375	42	42	\$429,950	\$435,000
92058	Oceanside (Central)	20	90	32	46	\$432,500	\$418,500	7	77	59	35	\$425,000	\$410,000
92059	Pala	0	1	0	92	\$0	\$485,000	0	0	0	0	\$0	\$0
92060	Palomar Mountain	0	12	0	80	\$0	\$162,500	2	8	212.5	109	\$215,000	\$170,000
92061	Pauma Valley	2	18	28	108	\$614,500	\$500,000	3	19	210	168	\$485,000	\$465,000
92064	Poway	48	343	29	35	\$697,500	\$640,000	36	326	44	46	\$706,000	\$631,500
92065	Ramona	30	347	37	54	\$417,000	\$430,000	36	312	48	63	\$392,000	\$408,500
92066	Ranchita	0	1	0	81	\$0	\$425,000	1	2	43	43	\$316,000	\$231,000
92067	Rancho Santa Fe	13	131	123	109	\$2,183,000	\$2,700,000	17	124	67	97	\$2,008,000	\$2,373,000
92068	San Luis Rey	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0
92069	San Marcos South	29	230	34	32	\$517,000	\$527,500	30	229	20	34	\$492,500	\$469,000
92070	Santa Ysabel	0	7	0	118	\$0	\$525,000	0	4	0	113	\$0	\$398,000
92071	Santee	32	297	21	28	\$436,250	\$432,500	41	291	43	39	\$430,000	\$415,000
92075	Solana Beach	10	66	24	44	\$1,315,000	\$1,540,750	7	53	50	44	\$1,305,000	\$1,330,000
92078	San Marcos South	68	381	26	27	\$685,000	\$630,000	48	319	33	37	\$617,500	\$645,000
92081	Vista South	31	223	29	39	\$530,000	\$480,000	19	169	41	39	\$500,000	\$477,000
92082	Valley Center	10	153	81	68	\$482,000	\$510,000	19	137	68	66	\$525,000	\$485,000
92083	Vista West	12	147	25	39	\$385,750	\$403,000	17	144	47	44	\$360,000	\$369,750
92084	Vista East	34	266	34	44	\$522,500	\$465,500	32	232	65	60	\$435,000	\$432,500
92086	Warner Springs	0	10	0	120	\$0	\$313,250	0	7	0	129	\$0	\$331,500
92091	Rancho Santa Fe	1	21	16	80	\$3,735,000	\$1,475,000	1	28	128	67	\$2,937,500	\$1,700,000
92093	UCSD	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0
92096	San Marcos	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0
92101	Downtown	0	5	0	38	\$0	\$815,000	0	9	0	108	\$0	\$915,000

**August 2015
(continued)**

DETACHED (Single-Family) Homes - San Diego County

		Current Year - 2015						Previous Year - 2014					
		Sold Listings		Avg Days on Mkt		Median Price		Sold Listings		Avg Days on Mkt		Median Price	
Zip Code	Market Area	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
92102	Golden Hill, South Park	19	124	24	32	\$510,000	\$392,000	12	97	22	41	\$313,500	\$346,300
92103	Hillcrest, Mission Hills	11	128	33	34	\$920,000	\$896,353	17	113	30	35	\$745,000	\$865,000
92104	North Park	27	193	27	27	\$622,000	\$612,500	22	165	29	29	\$527,500	\$560,000
92105	City Heights	20	143	27	32	\$347,450	\$335,000	21	146	19	44	\$335,000	\$308,250
92106	Point Loma	14	133	43	46	\$867,500	\$900,000	20	153	42	45	\$889,500	\$835,000
92107	Ocean Beach	13	120	35	40	\$901,000	\$855,000	15	118	24	42	\$967,050	\$785,000
92108	Mission Valley	0	8	0	49	\$0	\$602,000	1	15	46	56	\$668,900	\$575,000
92109	Pacific Beach, Mission Beach	18	151	39	37	\$957,500	\$1,000,000	19	148	33	40	\$995,000	\$980,000
92110	Morena	9	80	38	42	\$640,000	\$671,000	9	74	23	35	\$660,000	\$681,425
92111	Linda Vista	19	136	25	24	\$525,000	\$510,000	18	151	43	31	\$457,500	\$476,000
92113	Logan Heights	10	90	21	45	\$293,000	\$299,250	6	89	19	55	\$306,000	\$275,000
92114	Encanto	40	363	22	38	\$352,500	\$342,000	38	354	51	53	\$333,500	\$325,000
92115	College	36	296	23	38	\$525,000	\$465,000	30	284	33	37	\$436,500	\$440,500
92116	Kensington, Normal Heights	23	175	36	32	\$575,000	\$595,000	16	163	26	33	\$574,998	\$585,000
92117	Clairemont	43	278	20	24	\$541,000	\$550,000	43	284	21	31	\$510,000	\$519,000
92118	Coronado	15	116	103	86	\$1,700,000	\$1,752,500	15	119	38	71	\$1,700,000	\$1,590,000
92119	San Carlos	25	173	19	25	\$500,000	\$525,000	24	159	30	39	\$499,750	\$485,000
92120	Allied Gardens, Del Cerro	27	175	18	25	\$555,000	\$560,000	29	198	29	32	\$530,000	\$539,150
92121	Sorrento Valley	1	21	29	39	\$795,000	\$810,000	2	20	19	30	\$687,500	\$775,732
92122	University City	8	116	34	38	\$615,000	\$749,944	10	84	31	30	\$704,000	\$715,200
92123	Serra Mesa	13	156	15	32	\$527,000	\$490,750	19	118	24	36	\$470,000	\$459,500
92124	Tierrasanta	15	123	18	27	\$671,900	\$620,000	12	87	22	29	\$627,500	\$595,000
92126	Mira Mesa	47	292	16	24	\$517,000	\$504,000	39	263	50	32	\$480,000	\$475,000
92127	Rancho Bernardo West	53	414	38	42	\$901,000	\$865,136	61	325	44	41	\$885,000	\$850,000
92128	Rancho Bernardo East	42	380	26	29	\$655,000	\$640,000	38	321	31	32	\$619,500	\$600,000
92129	Penasquitos	37	294	36	31	\$725,000	\$695,000	25	232	29	30	\$695,000	\$650,000
92130	Carmel Valley	39	315	40	39	\$1,061,500	\$1,170,000	40	335	33	31	\$1,154,000	\$1,090,000
92131	Scripps Ranch	22	227	22	35	\$840,000	\$790,000	26	237	20	33	\$742,500	\$787,000
92134	Balboa Hospital	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0
92139	Paradise Hills	15	108	16	41	\$372,000	\$370,000	19	126	63	42	\$365,000	\$351,500
92145	Miramar	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0
92154	Nestor, Otay Mesa	27	232	37	39	\$400,000	\$400,000	34	247	57	49	\$376,000	\$370,000
92161	VA Hospital	0	0	0	0	\$0	\$0	0	0	0	0	\$0	\$0
92173	San Ysidro	1	34	16	26	\$385,000	\$362,000	6	39	43	42	\$365,000	\$350,000
Detached Total Counts:		2017	16503					1975	15010				

California home sales cool in August as price gains temper, C.A.R. reports

- Existing, single-family home sales totaled 431,800 in August on a seasonally adjusted annualized rate, down 3.8 percent from July but up 9.3 percent from August 2014.
- Statewide sales were above the 400,000 mark for the fifth straight month.
- August statewide median home price was \$493,420, up 1 percent from July and 2.5 percent from August 2014.

- Sales of condos and townhomes were up nearly 10 percent from last year, and are ahead 6.6 percent year to date.

LOS ANGELES (Sept. 15) – Following a hotter than usual summer of homes sales, California's housing market cooled in August, but still posted higher year over year for the seventh straight month, the CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.) said today.

Home sales remained above the 400,000 mark in August for the fifth consecutive month and rose to the highest level since October 2012. Closed escrow sales of existing, single-family detached homes in California totaled a seasonally adjusted annualized rate of 431,800 units in August, according to information collected by C.A.R. from more than 90 local REALTOR® associations and MLSs statewide. The statewide sales figure represents what would be the total number of homes sold during 2015 if sales maintained the August pace throughout the year. It is adjusted to account for seasonal factors that typically influence home sales.

The August figure was down 3.8 percent from the revised 448,900 level in July but up 9.3 percent compared with home sales in August 2014 of a revised 395,080. The year-to-year change was higher than the 6-month average increase of 8.6 percent observed from February 2015 to July 2015.

"Home prices are finally increasing at a healthier pace, and the smallest year-over-year statewide median price gain in nearly three and a half years suggests that home prices are stabilizing," said C.A.R. President Chris Kutzkey. "Supply constraints in the Bay Area will continue to fuel appreciation for the rest of the year, but the upward pressure in price will be counterbalanced by sales increases in more affordable areas such as the Central Valley and the Inland Empire."

The median price of an existing, single-family detached California home edged up 1 percent in August to \$493,420 from a revised \$488,470 in July. August's median price was 2.5 percent higher than the revised \$481,240 recorded in August 2014. The median sales price is the point at which half of homes sold for more and half sold for less; it is influenced by the types of homes selling as well as a general change in values.

"While California housing indicators remain strong for now, the anticipation of higher mortgage rates and reduced affordability, coupled with global instability and stock market volatility may create an environment of uncertainty that could impact the current momentum in the market," said C.A.R. Vice President and Chief Economist Leslie Appleton-Young. "We're on track to post stronger than expected home sales for 2015, with the last quarter moderating but still solid. Strong sales in the Central Valley and Inland Empire markets should help to propel statewide sales higher, thanks to better affordability and greater housing supply, while sales soften in the Bay Area."

Other key points from C.A.R.'s August 2015 resale housing report include:

- While sales continued to improve from last year at the state level, the number of active listings continued to drop from the previous year. Active listings for California decreased 1.4 percent from July and dropped 6.2 percent from August 2014.
- The August Unsold Inventory Index ticked up to 3.6 months from July's 3.3 months but was down from 4 months in August 2014. The index indicates the number of months needed to sell the supply of homes on the market at the current sales rate. A six- to seven-month supply is considered typical in a normal market.
- The median number of days it took to sell a single-family home edged up in August to 29.9 days compared with a revised 29.3 days in July but was down from a revised 33.9 days in August 2014.
- According to C.A.R.'s newest housing market indicator which measures the sales-to-list price ratio*, properties are again generally selling below the list price, except in the San Francisco Bay Area, where a lack of homes for sale is pushing sales prices higher than original asking prices. The statewide measure suggests that homes are selling at a median of 98.8 percent of the list price, up slightly from 98.3 percent at the same time last year. The Bay Area is the only region where homes are selling above original list prices due to constrained supply with a ratio of 103.4 percent, up from 104 percent in July and 101.5 percent a year ago.

- The average price per square foot** for an existing single-family home was \$238 in August 2015, down from \$241 in July and unchanged from \$238 in August 2014. Price per square foot at the state level has been on an upward trend since early 2012, and has been rising on a year-over-year basis for 43 consecutive months. In recent months, however, the growth rate in price per square foot has slowed down to an average of 2.2 percent in the last three months, as home prices started leveling off. In the month of August, there was virtually no growth on a year-over-year basis.
- San Francisco had the highest price per square foot in August with \$770/sq. ft., followed by San Mateo (\$764/sq. ft.), and Santa Clara (\$592/sq. ft.). The three counties with the lowest price per square foot in August were Siskiyou (\$112/sq. ft.), Merced (\$115/sq. ft.), and Kings (\$116/sq. ft.).
- Mortgage rates dipped in August, with the 30-year, fixed-mortgage interest rate averaging 3.91 percent, down from 4.05 percent in July and 4.12 percent in August 2014, according to Freddie Mac. Adjustable-mortgage interest rates, however, ticked up in August, averaging 2.60 percent, up from 2.52 in July and 2.37 percent in August 2014.