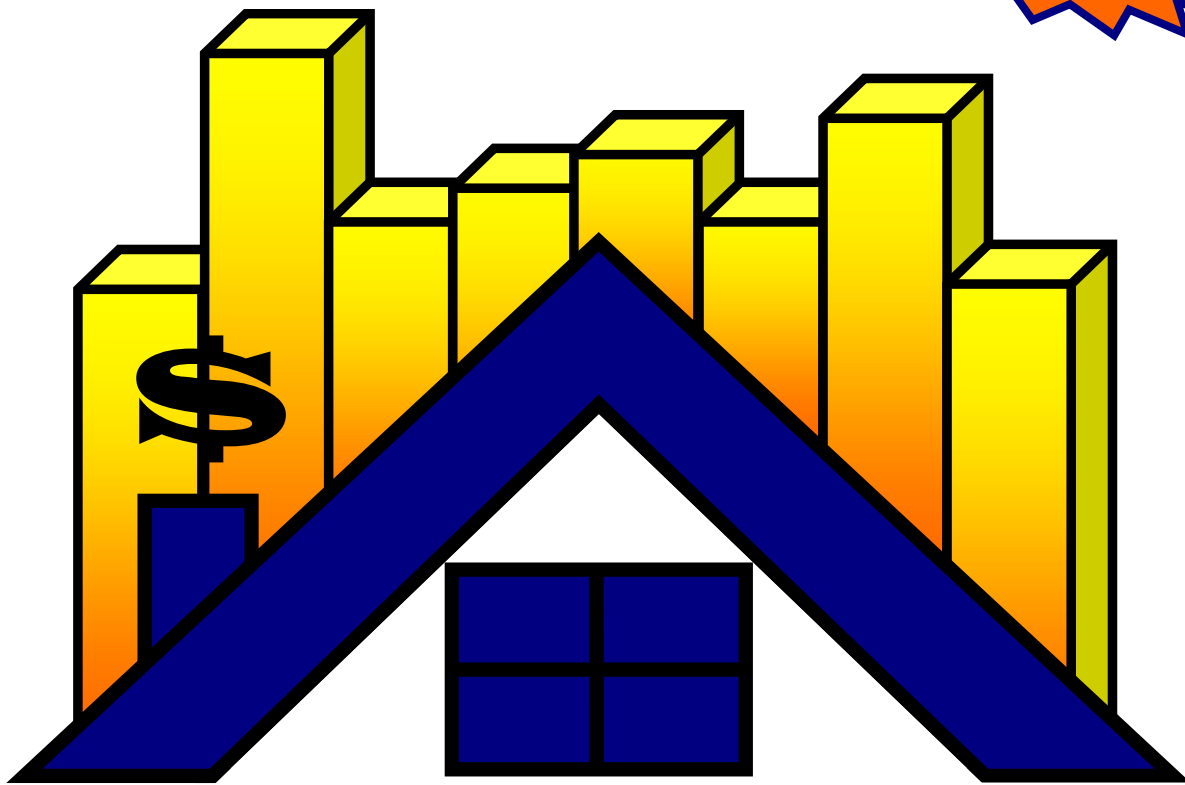


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***North San Diego County***  
**HomeDex™**

**SEPTEMBER 2009 REPORT**

**August 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](mailto:rbrown@csusm.edu); phone # (760)750-4196 or to NSDCAR Communications Director, Lynn Sullivan, at [Communications@nsdcar.com](mailto:Communications@nsdcar.com); phone # (760) 734-3971.

Data source: Sandicor, Inc.

Statistics obtained from MLS data.

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# HomeDex™ Key Points

## August 2009 Data

1. The median price for all North County home sales – attached and detached – increased 1.58% in August 2009 from July 2009, to \$385,000.
    - a. Detached homes in North County increased 5.68 percent, from July 2009 to August 2009, from \$440,000 to \$465,000.
      - i. Detached home prices OUTSIDE North County remained at \$335,000 in August 2009.
        - ii. August 2009 median single-family detached homes in North San Diego County increased 3.33%, from \$450,000 in August 2008. The median price OUTSIDE North County for single-family homes decreased 6.94 percent from the \$360,000 a year ago.
        - iii. The countywide median price of homes sold increased from \$372,000 in July 2009 to \$375,000 in August 2009 and was down 3.85% from the August 2008 number.
      - b. Attached home prices in North County increased during August 2009 by 12.34%, from \$235,000 a month earlier to \$264,000.
        - i. Non-North County attached home prices increased 1.48% in August 2009; from \$203,000 to \$206,000.
        - ii. North County attached homes increased 1.07% from \$261,200 a year ago.
      - c. Median days-on-market for single-family detached homes in North County increased from 34 days in July 2009 to 39 days in August 2009. The number of North County single-family homes sold decreased 19.78% last month, from 900 to 722. There was a year-to-year increase of 2.7% for home sales in August 2009 compared to August 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.

# North San Diego County HomeDex™ August 2009 Summary Report Single-Family Detached Homes

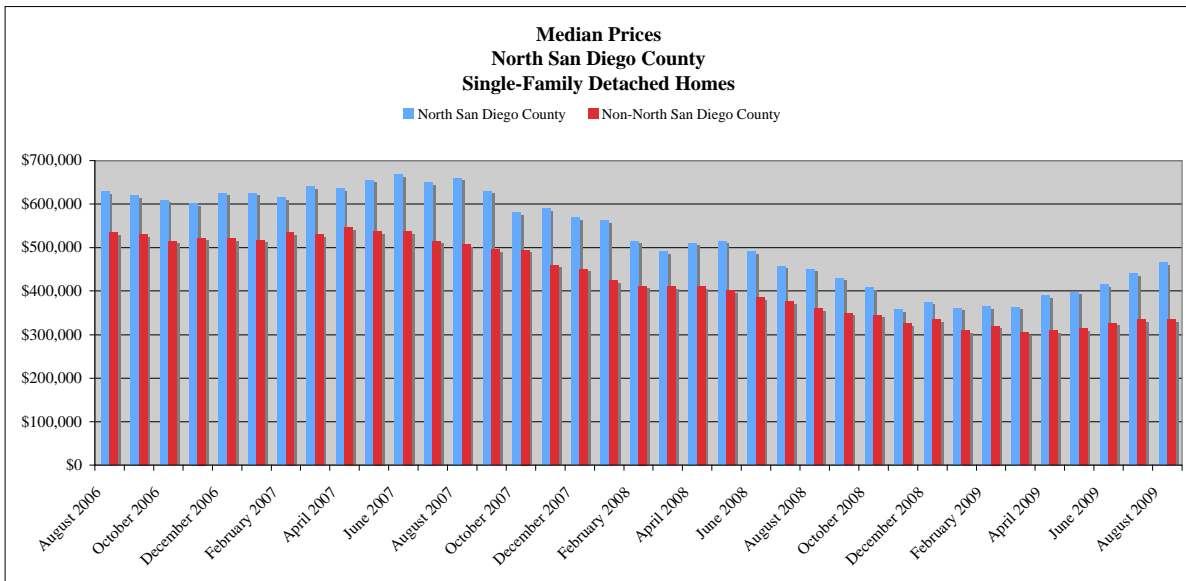
## Single-Family Detached Home Prices

The median price for all homes in North San Diego County – single-family detached and single-family attached – rose from \$379,000 in July 2009 to \$385,000 in August 2009.<sup>1</sup>

The median-priced single-family detached (SFD) home in North San Diego County increased 5.68 percent to \$465,000 in August 2009 from \$440,000 in July 2009. The SFD median price in Non-North County zip codes was \$335,000 in August 2009.

The August 2009 median SFD prices in North San Diego County rose 3.33 percent from \$450,000 in August 2008. Median price decreased 6.94 percent in Non-North County from \$360,000 in August 2008.

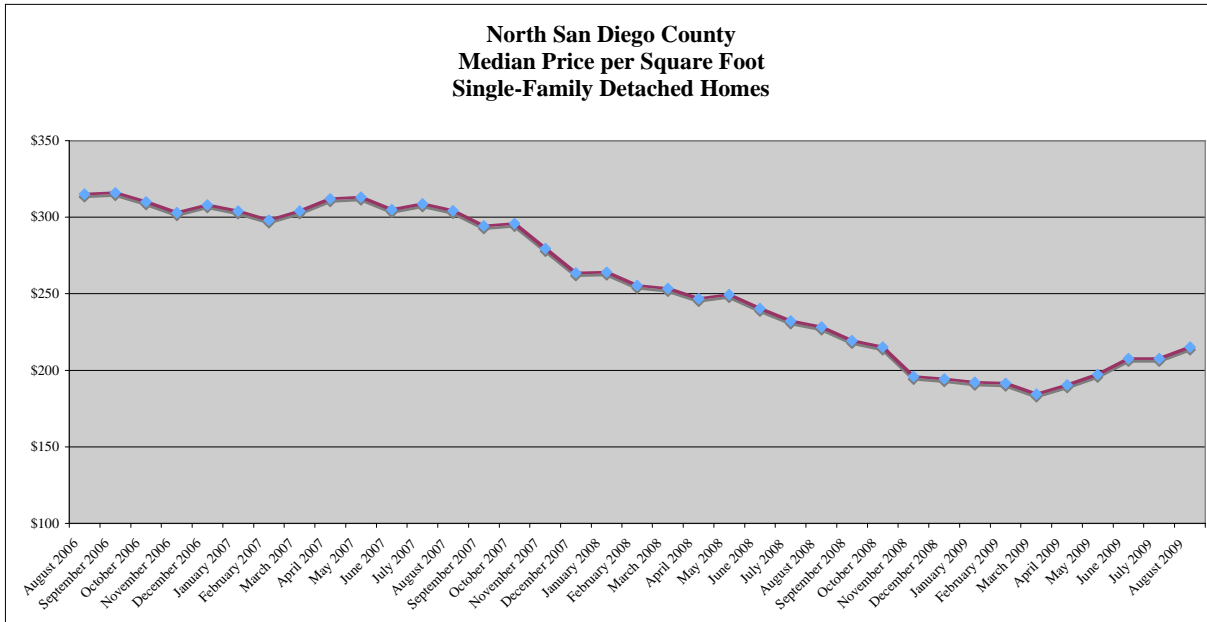
The countywide median SFD price rose 0.81 percent to \$375,000 in August 2009 from \$372,000 in July 2009, with a 3.85 percent decrease from August 2008.



# North San Diego County HomeDex™ August 2009 Summary Report Single-Family Detached Homes

The median days-on-market for North San Diego County SFD homes rose to 39 days in August 2009 from 34 in July 2009. The average number of days-on-market increased to 72 in August 2009 from 67 in July 2009.<sup>2</sup>

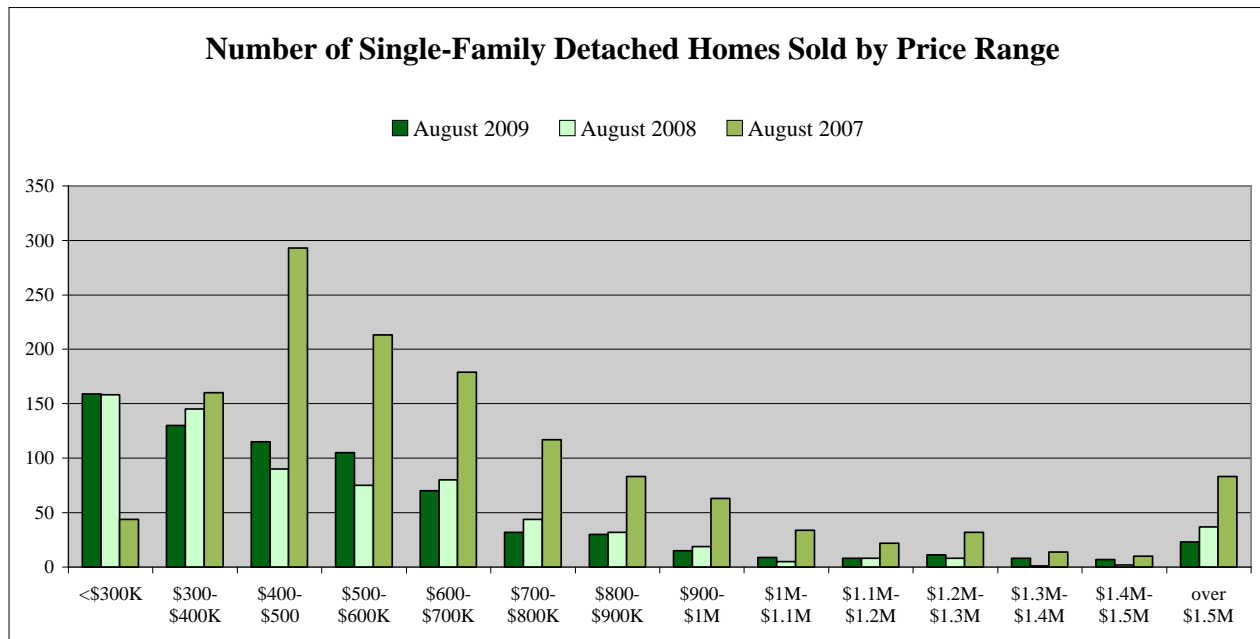
The SFD median price-per-square foot was \$215 in August 2009, up from \$208 in July 2009 but a 5.67 percent decrease from August 2008.



# North San Diego County HomeDex™ August 2009 Summary Report Single-Family Detached Homes

There were 3,830 (active and contingent) SFD listings in North San Diego County ending August 2009, and 7,761 (active and contingent) listings in San Diego at the end of August 2009.

The number of North San Diego County SFD units sold decreased 19.78 percent from 900 in July 2009 to 722 in August 2009. SFD home sales increased 2.7 percent from August 2008.



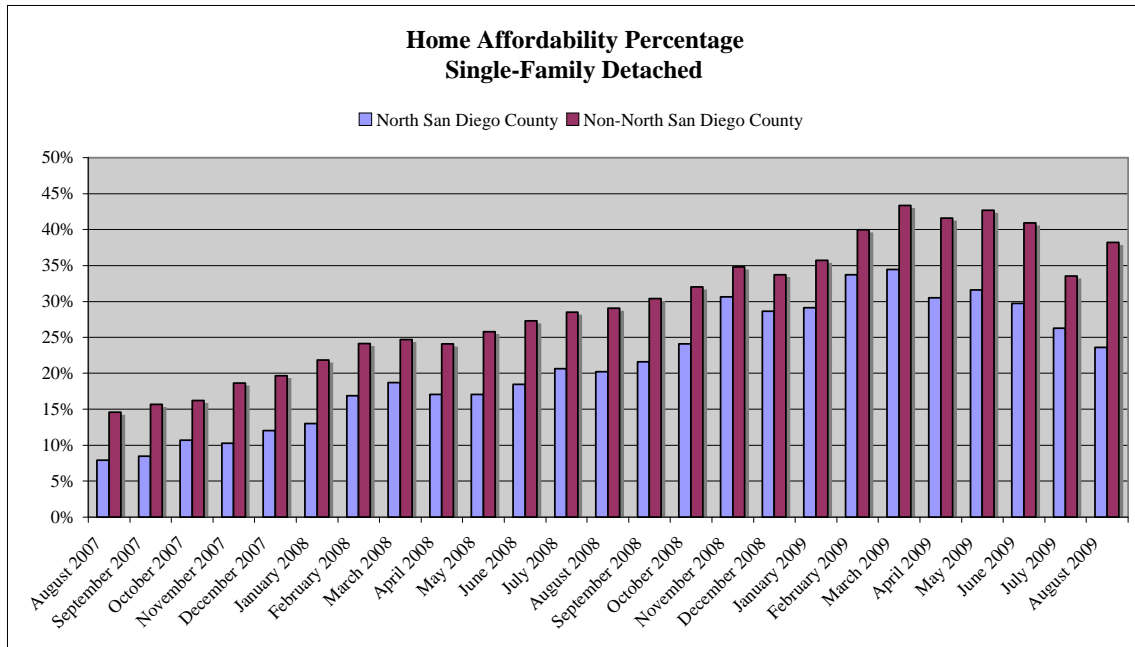
# North San Diego County HomeDex™ August 2009 Summary Report Single-Family Detached Homes

## Housing Affordability – Single-Family Detached Homes

The monthly payment – including principle, interest, property taxes, and insurance – for the median-priced SFD home in North San Diego County rose to \$2,575 in August 2009 from \$2,409 in July 2009 (based on a conventional mortgage.) The monthly payment for the median-priced SFD home in Non-North San Diego County decreased to \$1,855 in August 2009 from \$2,061 in July 2009.

24 percent of San Diego County households could afford the median-priced SFD home in North County in August 2009, according to the North San Diego County HomeDex™, down from 26 percent in July 2009. In Non-North County, affordability rose to 38 percent in August 2009 from 34 percent in July 2009.<sup>3</sup> The HomeDex™ affordability percentage was 20 percent in North County and 29 percent in Non-North San Diego County zip codes in August 2008.

The HomeDex™ affordability percentage for all homes in North San Diego County – single-family detached and single-family attached together – was 32 percent in August 2009.



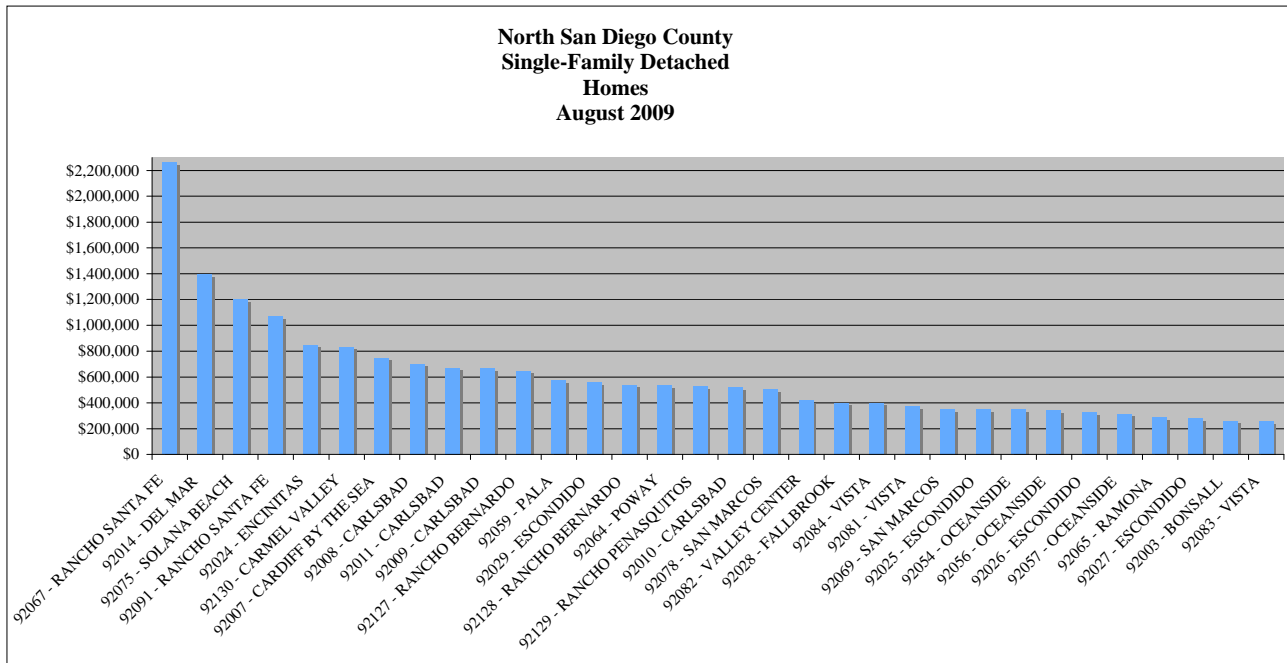
# North San Diego County HomeDex™ August 2009 Summary Report Single-Family Detached Homes

## Single-Family Detached Home Prices and Affordability by North County Zip Codes<sup>4</sup>

Rancho Santa Fe (92067) reported the highest median SFD price at \$2.261 million followed by Rancho Santa Fe (92091), Solana Beach (92075), and Del Mar (92014) at over \$1 million with Encinitas (92024) and Carmel Valley (92130) in the mid \$800,000s.

Cardiff (92008) reported a median price of \$749,000 and Carlsbad (92008) at \$702,500 with Rancho Bernardo (92127) and Carlsbad (92009, 92011) in the mid-\$600,000s. Pala (92059), Rancho Bernardo (92128), Poway (92064), San Marcos (92078), Rancho Penasquitos (92129), Escondido (92029), and Carlsbad (92010) had median prices ranging between \$505,000 and \$575,000 with Valley Center (92082), Fallbrook (92028), and Vista (92084) reporting median prices in the low \$400,000s.

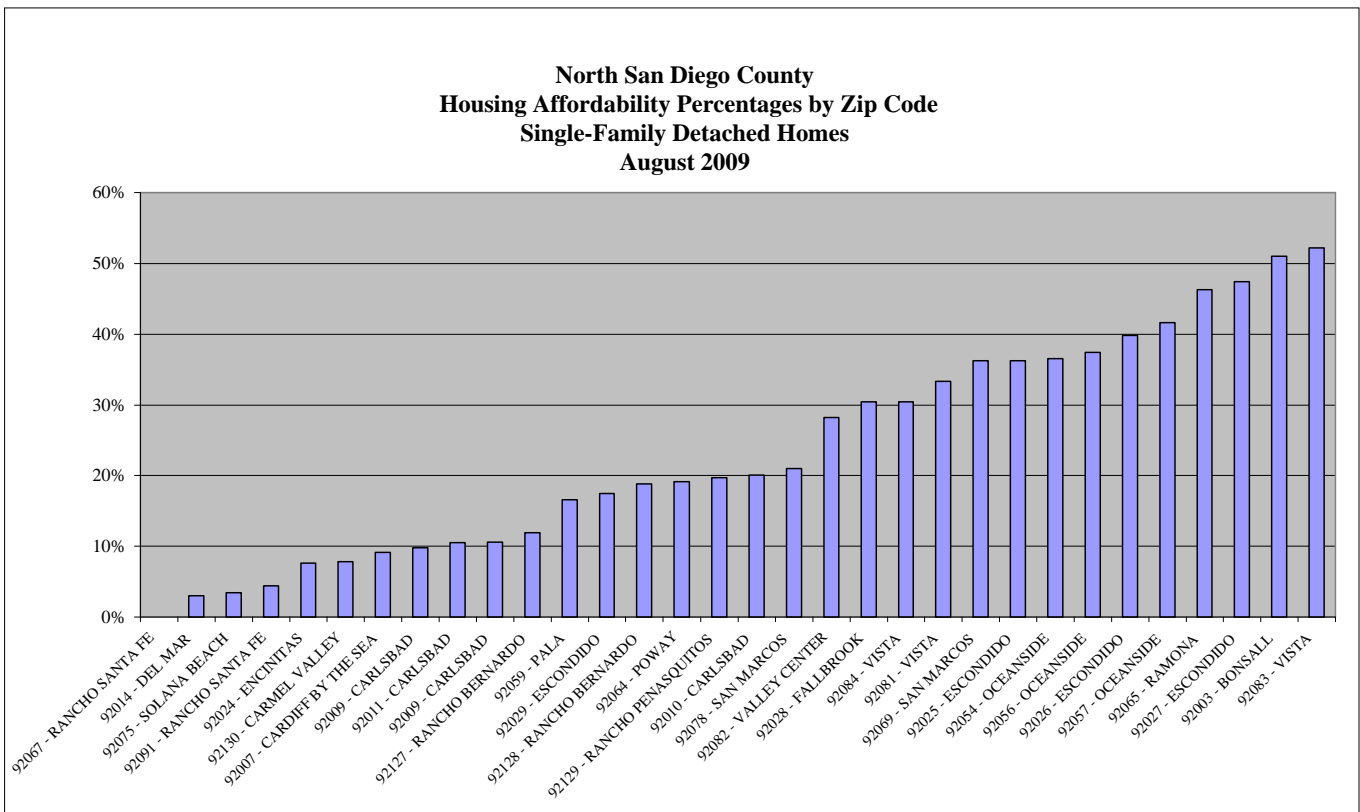
Vista (92081), San Marcos (92069), Escondido (92025, 92026), and Oceanside (92054, 92056, 92057) reported median SFD prices between \$315,000 and \$375,000 with Escondido (92027), Vista (92083), Bonsall (92003), and Ramona (92065) under \$300,000.



# North San Diego County HomeDex™ August 2009 Summary Report Single-Family Detached Homes

Rancho Santa Fe (92067, 92091), Del Mar (92014), Cardiff (92007), Carmel Valley (92130), Encinitas (92024), and Solana Beach (92075) were the least affordable areas in North San Diego County with less than ten percent of county households able to afford the median-priced home. Carlsbad (92009, 92010, 92011), Poway (92064), Rancho Bernardo (92127, 92128), Pala (92059), and Escondido (92029) reported affordability percentages between 10 and 19 percent.<sup>5</sup>

Rancho Penasquitos (92129), Valley Center (92082), Carlsbad (92010), and San Marcos (92078) had affordability percentages between 20 and 28 percent with San Marcos (92069), Escondido (92025), Vista (92081, 92084), Oceanside (92054, 92056), and Fallbrook (92024) between 30 percent and 37 percent. Oceanside (92057), Ramona (92065), and Escondido (92026, 92027) had affordability percentages between 40 and 47 percent. Vista (92083) and Bonsall (92003) reported affordability percentages at 51 percent.



**North San Diego County HomeDex™**  
**August 2009 Summary Report**  
**Single-Family Detached Homes**

<b>North San Diego County Housing Characteristics</b> <b>Single-Family Detached Homes</b> <b>August 2009</b>	
Median Price	\$465,000
Average Price	\$571,346
Median Price per Square Foot	\$215
Lowest-Priced Home Sold	\$100,000
Highest-Priced Home Sold	\$5,450,000
Number Units Sold	722
Total Sales <sup>6</sup>	\$411,940,343
Median Days on Market	39
Median Square Feet	2,057
Median Number of Bedrooms	4
Median Number of Baths	3
Median Lot Size (sq. feet)	8,655
Median Age (years) of Homes Sold	21

<b>Month/Year</b>	<i>Median Home Prices</i>		<i>HomeDex™</i> <i>(Percent of San Diego County households</i> <i>affording median-priced home)</i>	
	<b>North San Diego County</b>	<b>Non-North San Diego County</b>	<b>North San Diego County</b>	<b>Non-North San Diego County</b>
August 2008	\$450,000	\$360,000	20%	29%
September 2008	\$430,000	\$350,000	22%	30%
October 2008	\$408,000	\$345,000	24%	32%
November 2008	\$358,000	\$325,000	31%	35%
December 2008	\$375,000	\$335,000	29%	34%
January 2009	\$361,250	\$310,000	29%	36%
February 2009	\$364,900	\$320,000	34%	40%
March 2009	\$364,000	\$305,000	34%	43%
April 2009	\$390,000	\$310,000	31%	42%
May 2009	\$397,000	\$315,000	32%	43%
June 2009	\$415,000	\$326,750	30%	41%
July 2009	\$440,000	\$335,000	26%	34%
August 2009	\$465,000	\$335,000	24%	38%

Prepared for the North San Diego County Association of REALTORS® by Robert Brown, Ph.D.  
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[rbrown@csusm.edu](mailto:rbrown@csusm.edu) or 760-750-4196; or Lynn Sullivan, NSDCAR Communications Director: [lynn@nsdcar.com](mailto:lynn@nsdcar.com) or  
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 imply statistical significance.

**North San Diego County HomeDex™**  
**August 2009 Summary Report**  
**Single-Family Detached Homes**

North San Diego County Zip Codes	August 2009 Affordability <sup>7</sup>	August 2008 Affordability	August 2009 Median Price	% Price Chg. From August 2008	August 2009 Sold Listings	Median Days on Market August 2009	Median Days on Market % Chg. from July 2009
92003 - BONSALL	51%	23%	\$260,000	-37%	3	91	243%
92007 - CARDIFF	9%	8%	\$749,000	2%	3	60	43%
92008 - CARLSBAD	10%	9%	\$702,500	9%	10	26	-54%
92009 - CARLSBAD	11%	7%	\$670,000	-11%	43	43	-8%
92010 - CARLSBAD	20%	14%	\$520,000	-4%	11	18	13%
92011 - CARLSBAD	11%	7%	\$671,000	-17%	21	83	77%
92014 - DEL MAR	3%	2%	\$1,393,500	-11%	8	101	35%
92024 - ENCINITAS	8%	6%	\$850,000	-1%	27	57	159%
92025 - ESCONDIDO	36%	34%	\$350,000	8%	26	32	-35%
92026 - ESCONDIDO	40%	31%	\$325,500	-6%	40	50	161%
92027 - ESCONDIDO	47%	43%	\$281,000	5%	44	30	20%
92028 - FALLBROOK	30%	15%	\$400,000	-23%	43	65	-6%
92029 - ESCONDIDO	17%	23%	\$561,000	37%	11	42	-29%
92054 - OCEANSIDE	37%	30%	\$347,500	-2%	16	31	24%
92056 - OCEANSIDE	37%	32%	\$340,000	0%	29	21	-42%
92057 - OCEANSIDE	42%	37%	\$315,000	5%	41	21	5%
92059 - PALA	17%	31%	\$575,000	67%	1	136	123%
92061 - PAUMA VALLEY	-	-	-	-	0	-	-
92064 - POWAY	19%	13%	\$535,000	-4%	32	46	33%
92065 - RAMONA	46%	27%	\$287,750	-23%	24	41	-16%
92067 - RANCHO SANTA FE	0%	0%	\$2,261,000	-25%	8	118	-15%
92068 - SAN LUIS REY	-	-	-	-	0	-	-
92069 - SAN MARCOS	36%	32%	\$350,000	3%	29	16	-11%
92075 - SOLANA BEACH	3%	2%	\$1,200,000	-27%	4	142	177%
92078 - SAN MARCOS	21%	16%	\$505,500	-1%	22	43	-6%
92081 - VISTA	33%	30%	\$375,000	7%	20	25	-32%
92082 - VALLEY CENTER	28%	28%	\$419,000	14%	15	91	72%
92083 - VISTA	52%	46%	\$253,000	-1%	17	22	52%
92084 - VISTA	30%	30%	\$400,000	14%	29	42	31%
92091 - RANCHO SANTA FE	4%	0%	\$1,070,000	-67%	1	397	223%
92127 - RANCHO BERNARDO	12%	8%	\$649,000	-6%	33	36	-45%
92128 - RANCHO BERNARDO	19%	11%	\$540,000	-7%	41	29	53%
92129 - RANCHO PENASQUITOS	20%	14%	\$526,000	-4%	33	15	0%
92130 - CARMEL VALLEY	8%	5%	\$835,000	-8%	37	59	64%

# North San Diego County HomeDex™

## August 2009 Summary Report

### Single-Family Detached Homes

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

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

<sup>3</sup> HomeDex™ affordability percentages assume homeowners place 20 percent down and spend no more than a third of their income on housing, which in North County during August 2009 required an annual income of \$103,006 for the median-priced SFD home – an amount earned by 24 percent of San Diego County households.

<sup>4</sup> Monthly median prices and HomeDex™ household affordability percentages reported for some zip codes were calculated from small numbers of sold listings; reported numbers may be sensitive to price variations and do not imply statistical significance.

<sup>5</sup> HomeDex™ affordability percentages show the percent of San Diego County households that can “afford” the median-priced SFD home in a particular zip code, assuming homeowners place 20 percent down and spend no more than a third of their income on housing given prevailing monthly interest rates.

<sup>6</sup> Total SFD sales in North County were \$470,786,027 in July 2009 and \$403,896,622 in August 2008.

<sup>7</sup> Percent of San Diego County households that can “afford” the median-priced home in a particular zip code – see footnotes 3 and 5.

# North San Diego County HomeDex™

## August 2009 Summary Report

### Single-Family Attached Homes

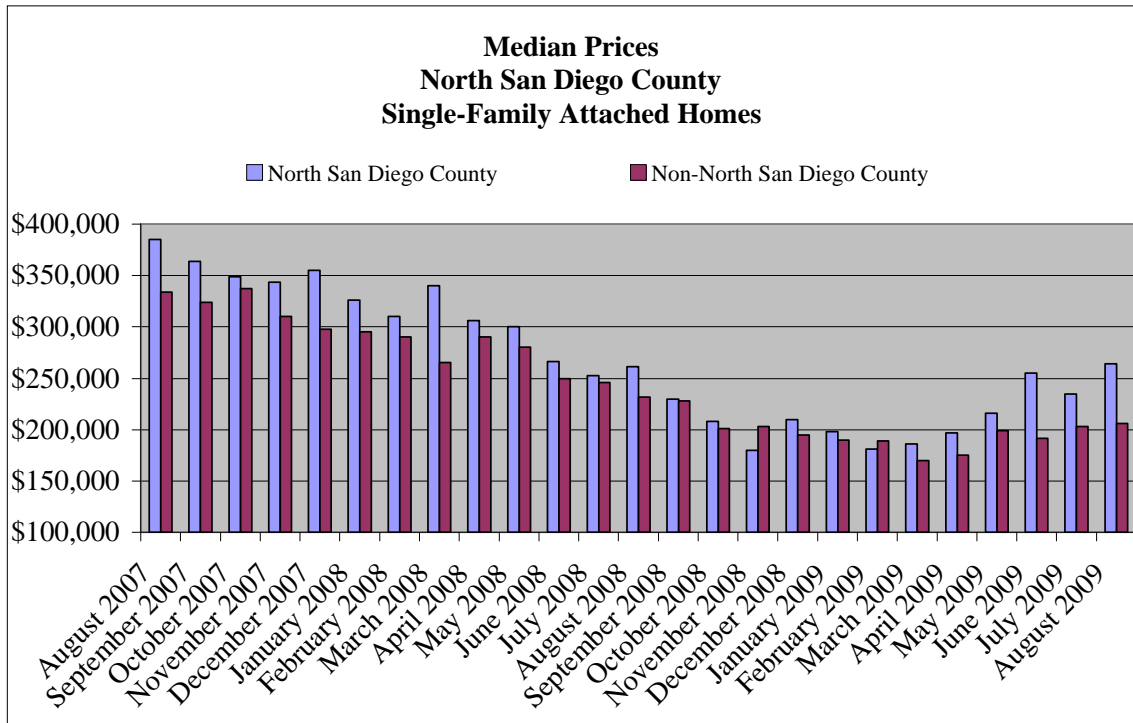
#### Single-Family Attached Home Prices

The North San Diego County median-priced single-family attached (SFA) home rose 12.34 percent to \$264,000 in August 2009 from \$235,000 in July 2009. The Non-North San Diego County SFA home median price rose 1.48 percent to \$206,000 in August 2009 from \$203,000 in July 2009.<sup>1</sup>

North San Diego County SFA median prices increased 1.07 percent year-over from \$261,200 in August 2008. Non-North County median SFA prices decreased 11.21 percent from \$232,000 in August 2008.

The county-wide SFA home median price rose 7.76 percent to \$226,288 in August 2009 from \$210,000 in July 2009, with a 5.71 percent decline from August 2008.

The median number of days-on-market for North County SFA homes sold decreased to 34 days in August 2009 from 35 in July 2009. The average number of days-on-market declined to 63 in August 2009 from 69 in July 2009.<sup>2</sup>

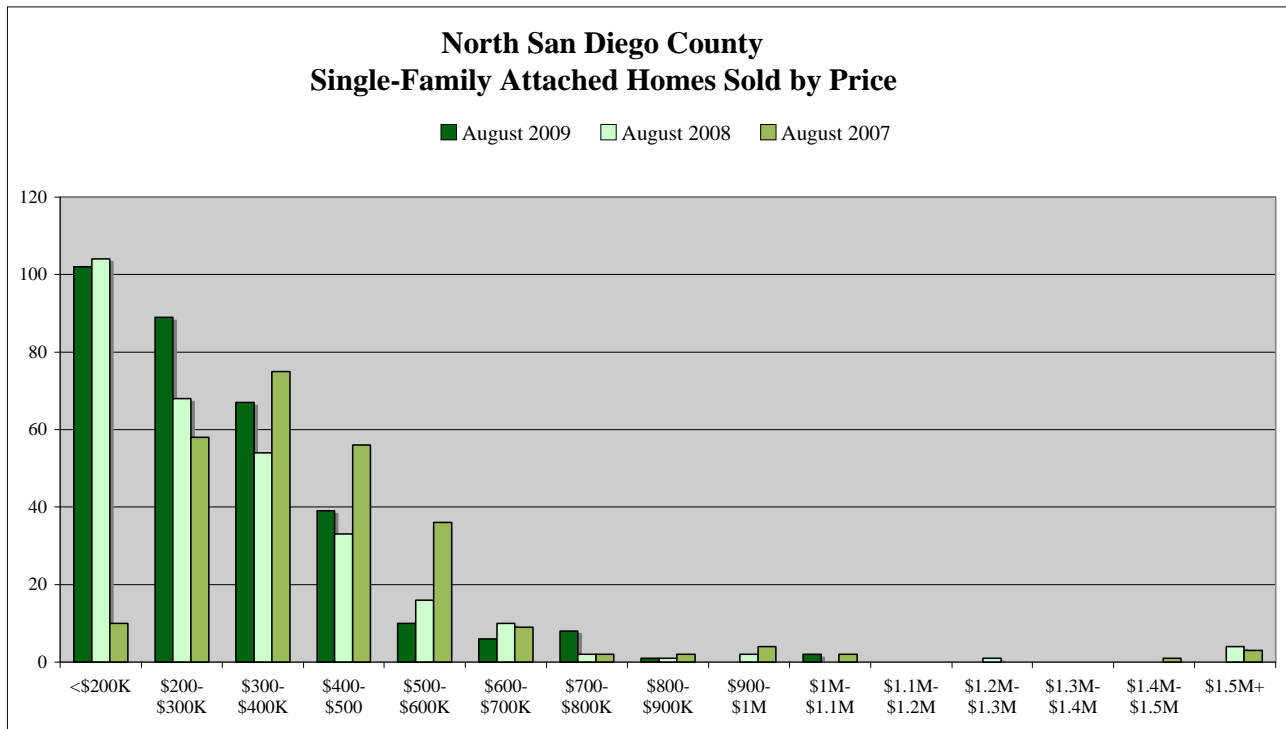


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 760-734-3976. Data source: Sandicor, Inc. Comparisons are not based on identical samples of homes sold and do  
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# North San Diego County HomeDex™ August 2009 Summary Report Single-Family Attached Homes

The number of sold SFA units in North San Diego County increased 1.89 percent to 324 in August 2009 from 318 in July 2009, up 9.83 percent year-over from August 2008.

SFA listings (active and contingent) in North San Diego County were 1,300 ending August 2009. San Diego County (active and contingent) SFA listings were at 4,345 at the end of August 2009.



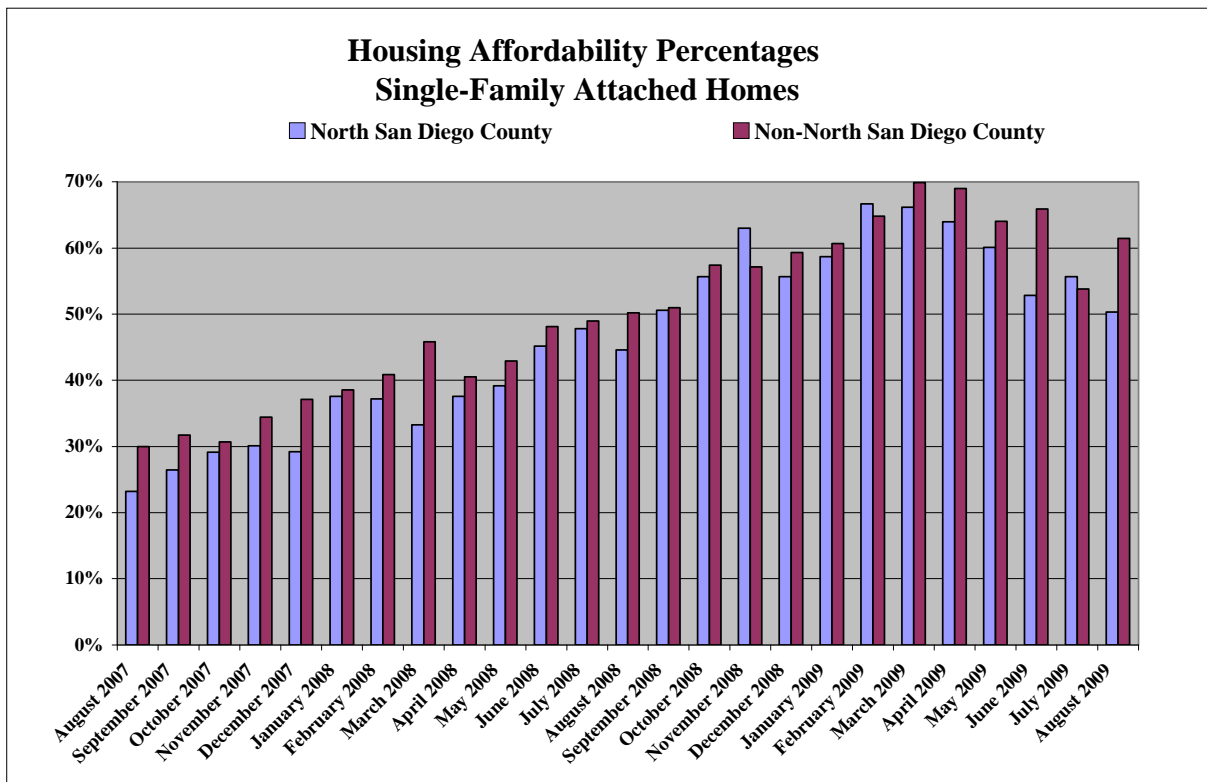
# North San Diego County HomeDex™ August 2009 Summary Report Single-Family Attached Homes

## *Housing Affordability – Single-Family Attached Homes*

The monthly payment – including principle, interest, property taxes, and insurance – for the median-priced SFA home in North County rose to \$1,462 in August 2009 from \$1,286 in July 2009. The monthly payment for the median-priced SFA home in Non-North San Diego County zip codes decreased to \$1,141 in August 2009 from \$1,347 in July 2009.

50 percent of San Diego County households could afford the median-priced SFA home in North San Diego County in August 2009, down from 56 percent in July 2009.<sup>3</sup> The single-family attached home affordability level for Non-North San Diego County zip codes increased from 54 percent in July 2009 to 62 percent in August 2009.

45 percent of county households could afford the median-priced SFA home in North San Diego County in August 2008 and 50 percent for Non-North County zip codes.



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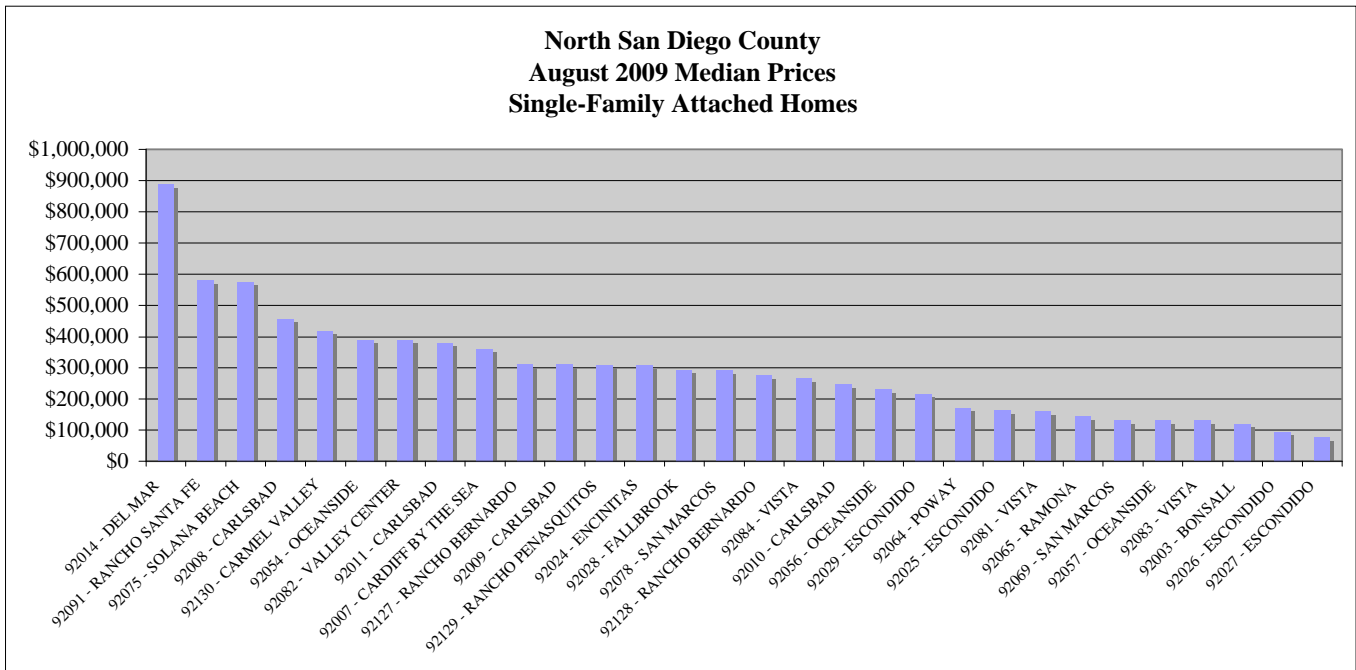
# North San Diego County HomeDex™ August 2009 Summary Report Single-Family Attached Homes

## *Single-Family Attached Home Prices and Affordability by North County Zip Codes<sup>4</sup>*

Del Mar (92014) reported a median SFA home price of \$887,500 followed by Rancho Santa Fe (92091) at \$580,000, Solana Beach (92075) at \$575,000, with Carlsbad (92011) at \$457,00 and Carmel Valley (92130) at \$419,000.

Encinitas (92024), Oceanside (92054), Carlsbad (92009, 92011), Cardiff (92007), Valley Center (92082), Rancho Bernardo (92127), and Ranch Penasquitos (92129) reported median prices ranging between \$300,000 and \$390,000. Rancho Bernardo (92128), Fallbrook (92028), San Marcos (92078), Vista (92084), Carlsbad (92010), and Oceanside (92056) reported median SFA prices between \$215,000 and \$291,000.

Oceanside (92057), Vista (92081, 92083), San Marcos (92069), Bonsall (92003), Poway (92064), Ramona (92065), and Escondido (92025) had median SFA home prices between \$120,000 and \$170,000. Escondido (92026, 92027) had the lowest-priced SFA homes at under \$100,000.



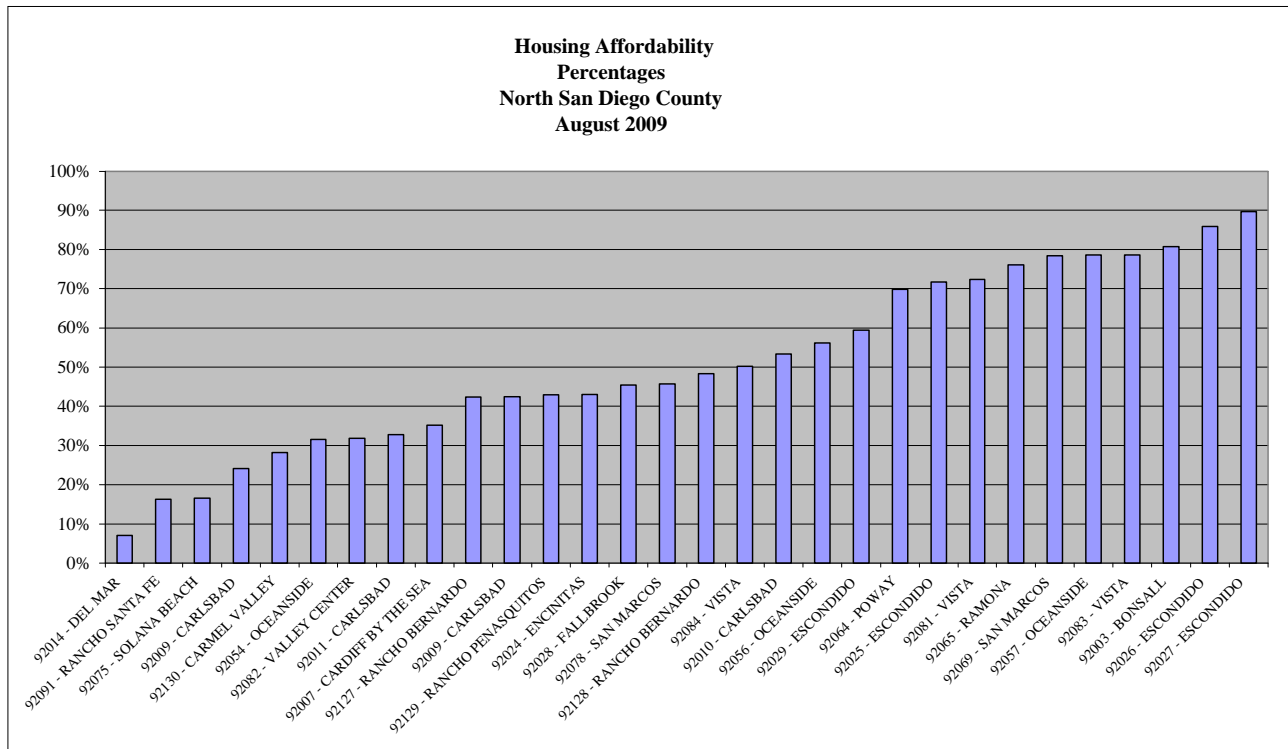
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# North San Diego County HomeDex™ August 2009 Summary Report Single-Family Attached Homes

Del Mar (92014) reported the lowest level of SFA affordability with seven percent of county households able to afford the median-priced SFA home followed by Rancho Santa Fe (92091) at 16 percent and Solana Beach (92075) at 17 percent. Carlsbad (92009) and Carmel Valley (92130) had affordability percentages of 24 percent and 28 percent.

Carlsbad (92011), Cardiff (92007), Oceanside (92054), and Valley Center (92082) had affordability percentages between 32 and 35 percent.<sup>5</sup> Carlsbad (92009), Rancho Bernardo (92127, 92128), Rancho Penasquitos (92129), Encinitas (92024), Fallbrook (92028), San Marcos (92078), and Rancho Bernardo (92128) reported affordability percentages between 42 percent and 48 percent. Oceanside (92056), Vista (92084), Carlsbad (92010), and Escondido (92029) had affordability percentages between 50 percent and 59 percent.

Between 70 percent and 79 percent of county households could afford the median-priced SFA homes in Poway (92064), Ramona (92065), San Marcos (92069), Vista (92081, 92083), Oceanside (92057) and Escondido (92025). Bonsall (92003) and Escondido (92026, 92027) had affordability levels of over 80 percent.



**North San Diego County HomeDex™**  
**August 2009 Summary Report**  
**Single-Family Attached Homes**

<b>North San Diego County Housing Characteristics Single-Family Attached Homes August 2009</b>	
Median Price	\$264,000
Average Price	\$290,450
Median Price per Square Foot	\$216
Lowest-Priced Home Sold	\$52,499
Highest-Priced Home Sold	\$1,100,000
Number Units Sold	324
Total Sales <sup>6</sup>	\$94,105,819
Median Days on Market	34
Median Square Feet	1,200
Median Number of Bedrooms	2
Median Number of Baths	2
Median Age (years) of Homes Sold	23

<b>Month/Year</b>	<b>SFA Median Home Prices</b>		<b>HomeDex Single-Family Attached</b>	
	<b>North San Diego County</b>	<b>Non-North San Diego County</b>	<b>North San Diego County</b>	<b>Non-North San Diego County</b>
August 2008	\$261,200	\$232,000	45%	50%
September 2008	\$230,000	\$228,000	51%	51%
October 2008	\$208,000	\$201,000	56%	57%
November 2008	\$180,000	\$203,000	63%	57%
December 2008	\$210,000	\$195,000	56%	59%
January 2009	\$198,000	\$190,000	59%	61%
February 2009	\$181,000	\$189,000	67%	65%
March 2009	\$186,000	\$170,000	66%	70%
April 2009	\$197,000	\$175,500	64%	69%
May 2009	\$216,000	\$198,900	60%	64%
June 2009	\$255,000	\$191,500	53%	66%
July 2009	\$235,000	\$203,000	56%	54%
August 2009	\$264,000	\$206,000	50%	62%

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.

**North San Diego County HomeDex™**  
**August 2009 Summary Report**  
**Single-Family Attached Homes**

North San Diego County Zip Codes	August 2009 Affordability <sup>7</sup>	August 2008 Affordability	August 2009 Median Price	% Price Chg. From August 2008	August 2009 Sold Listings	Median Days on Market August 2009	Median Days on Market % Chg. from July 2009
92003 - BONSBALL	81%	76%	\$120,000	-4%	1	70	678%
92007 - CARDIFF	35%	7%	\$359,500	-52%	4	43	-50%
92008 - CARLSBAD	24%	18%	\$457,000	-6%	6	114	-7%
92009 - CARLSBAD	42%	26%	\$310,000	-19%	11	38	-62%
92010 - CARLSBAD	53%	33%	\$246,500	-25%	8	12	-75%
92011 - CARLSBAD	33%	23%	\$380,000	-6%	11	32	220%
92014 - DEL MAR	7%	24%	\$887,500	122%	5	93	44%
92024 - ENCINITAS	43%	26%	\$307,000	-21%	10	28	62%
92025 - ESCONDIDO	72%	73%	\$162,500	20%	12	43	-51%
92026 - ESCONDIDO	86%	75%	\$94,750	-25%	10	29	-63%
92027 - ESCONDIDO	90%	78%	\$75,500	-34%	7	27	17%
92028 - FALLBROOK	45%	-	\$292,500	-	1	180	429%
92029 - ESCONDIDO	59%	47%	\$215,000	-14%	3	27	-
92054 - OCEANSIDE	32%	34%	\$390,000	20%	15	66	35%
92056 - OCEANSIDE	56%	43%	\$230,000	-14%	25	26	13%
92057 - OCEANSIDE	79%	69%	\$130,000	-15%	27	21	-28%
92059 - PALA	-	-	-	-	0	-	-
92061 - PAUMA VALLEY	-	-	-	-	0	-	-
92064 - POWAY	70%	29%	\$170,500	-53%	2	111	360%
92065 - RAMONA	76%	69%	\$142,000	-7%	6	21	75%
92067 - RANCHO SANTA FE	-	1%	-	-	0	-	-
92068 - SAN LUIS REY	-	-	-	-	0	-	-
92069 - SAN MARCOS	78%	69%	\$131,000	-15%	16	14	-20%
92075 - SOLANA BEACH	17%	16%	\$575,000	11%	7	35	-19%
92078 - SAN MARCOS	46%	34%	\$291,000	-9%	17	32	64%
92081 - VISTA	72%	5%	\$160,000	-82%	5	47	-29%
92082 - VALLEY CENTER	32%	-	\$387,500	-	1	99	-
92083 - VISTA	79%	70%	\$130,000	-13%	9	22	-58%
92084 - VISTA	50%	67%	\$265,000	66%	1	14	-85%
92091 - RANCHO SANTA FE	16%	7%	\$580,000	-23%	3	173	215%
92127 - RANCHO BERNARDO	42%	43%	\$310,495	14%	18	110	128%
92128 - RANCHO BERNARDO	48%	39%	\$276,000	-5%	42	45	1%
92129 - RANCHO PENASQUITOS	43%	55%	\$307,500	50%	14	20	-34%
92130 - CARMEL VALLEY	28%	17%	\$419,000	-17%	27	20	-35%

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

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

<sup>3</sup> HomeDex™ affordability percentages assume homeowners place 20 percent down and spend no more than a third of their income on housing, which in North County during August 2009 required an annual income of \$58,481 for the median-priced SFA home – an amount earned by 50 percent of San Diego County households.

<sup>4</sup> Monthly median prices and HomeDex™ numbers reported for some zip codes were calculated from small numbers of sold listings; reported numbers may be sensitive to price variations and do not imply statistical significance.

<sup>5</sup> HomeDex™ affordability percentage is the percent of San Diego County households that can “afford” the median-priced SFA home in a particular zip code, assuming homeowners place 20 percent down and spend no more than a third of their income on housing at the prevailing monthly interest rates.

<sup>6</sup> July 2009 total SFA sales were \$81,569,005 and \$89,891,494 in August 2008 for North San Diego County.

<sup>7</sup> See footnote 3.

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

North San Diego County Zip Codes	Number of Pre-Foreclosure Properties <sup>1</sup> ending August 2009	% Chg. from Pre-Foreclosures ending July 2009	Number of Bank-Owned Properties ending August 2009	% Chg. from Bank-Owned ending July 2009
92003 - BONSALL	26	-13.33%	47	2.17%
92007 - CARDIFF	26	23.81%	19	35.71%
92008 - CARLSBAD	75	19.05%	42	10.53%
92009 - CARLSBAD	161	-3.59%	81	20.90%
92010 - CARLSBAD	66	15.79%	16	-20.00%
92011 - CARLSBAD	65	18.18%	19	-9.52%
92014 - DEL MAR	26	8.33%	11	37.50%
92024 - ENCINITAS	139	15.83%	60	-6.25%
92025 - ESCONDIDO	210	-5.41%	225	0.00%
92026 - ESCONDIDO	264	-1.12%	238	3.03%
92027 - ESCONDIDO	321	-4.18%	224	-6.67%
92028 - FALLBROOK	221	3.27%	171	8.92%
92029 - ESCONDIDO	53	-18.46%	45	40.63%
92054 - OCEANSIDE	131	-7.09%	90	-6.25%
92056 - OCEANSIDE	254	-1.17%	130	-9.72%
92057 - OCEANSIDE	343	2.69%	502	-1.76%
92059 - PALA	2	-60.00%	6	-14.29%
92061 - PAUMA VALLEY	8	166.67%	5	0.00%
92064 - POWAY	142	3.65%	63	5.00%
92065 - RAMONA	200	1.52%	143	13.49%
92067 - RANCHO SANTA FE	23	-23.33%	17	-26.09%
92068 - SAN LUIS REY	0	-	0	-
92069 - SAN MARCOS	231	-1.70%	150	1.35%
92075 - SOLANA BEACH	55	25.00%	29	11.54%
92078 - SAN MARCOS	202	-6.91%	107	5.94%
92081 - VISTA	115	-0.86%	61	7.02%
92082 - VALLEY CENTER	98	-5.77%	83	40.68%
92083 - VISTA	155	-7.19%	140	2.19%
92084 - VISTA	202	-1.46%	140	3.70%
92091 - RANCHO SANTA FE	5	66.67%	5	25.00%
92127 - RANCHO BERNARDO	174	-5.95%	82	20.59%
92128 - RANCHO BERNARDO	165	-7.30%	47	-2.08%
92129 - RANCHO PENASQUITOS	155	-6.63%	65	14.04%
92130 - CARMEL VALLEY	111	-9.02%	42	55.56%
<b>TOTALS</b>	<b>4,424</b>	<b>-1.38%</b>	<b>3,105</b>	<b>3.43%</b>

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

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



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