

# APRIL 2010 MARKET UPDATE | SAN DIEGO COUNTY

| City               | ZIP        | NOD          | NTS          | REO        | Single Family Homes |                     |                     | Condominiums |                        |                     | SFR                       |
|--------------------|------------|--------------|--------------|------------|---------------------|---------------------|---------------------|--------------|------------------------|---------------------|---------------------------|
|                    |            |              |              |            | Sales               | Price Median SFR 10 | Price % Chg from 09 | Sales        | Price Median Condos 10 | Price % Chg from 09 | Median Home Price / Sq Ft |
| <b>Countywide</b>  | <b>ALL</b> | <b>1,804</b> | <b>2,393</b> | <b>253</b> | <b>2,054</b>        | <b>\$368,000</b>    | <b>13.2%</b>        | <b>1,040</b> | <b>\$220,000</b>       | <b>20.9%</b>        | <b>\$215</b>              |
| Alpine             | 91901      | 7            | 25           | 3          | 19                  | \$435,000           | -6.5%               | 1            | \$110,000              | -64.2%              | \$201                     |
| Bay Park           | 92110      | 10           | 9            | 0          | 14                  | \$540,000           | -1.8%               | 17           | \$250,000              | -7.4%               | \$409                     |
| Bonita             | 91902      | 6            | 18           | 1          | 14                  | \$413,000           | 0.6%                | 1            | \$125,000              | -36.7%              | \$184                     |
| Bonsall            | 92003      | 5            | 8            | 1          | 8                   | \$632,000           | 55.9%               | 2            | \$153,000              | 27.6%               | \$177                     |
| Borrego Springs    | 92004      | 7            | 10           | 3          | 13                  | \$205,000           | 36.3%               | 2            | \$126,000              | 113.1%              | \$135                     |
| Boulevard          | 91905      | 2            | 2            | 0          | n/a                 | n/a                 | n/a                 | n/a          | n/a                    | n/a                 | n/a                       |
| Campo              | 91906      | 9            | 8            | 2          | 6                   | \$145,000           | 16.0%               | n/a          | n/a                    | n/a                 | \$101                     |
| Cardiff by the Sea | 92007      | 8            | 5            | 0          | 7                   | \$702,000           | -7.1%               | 3            | \$415,000              | n/a                 | \$366                     |
| Carlsbad           | 92008      | 10           | 22           | 5          | 9                   | \$650,000           | 26.2%               | 11           | \$480,000              | 37.1%               | \$316                     |
| Carlsbad           | 92009      | 24           | 29           | 4          | 45                  | \$695,000           | -3.0%               | 31           | \$292,000              | -9.2%               | \$262                     |
| Carlsbad           | 92010      | 10           | 16           | 1          | 13                  | \$510,000           | 21.4%               | 3            | \$329,000              | -1.8%               | \$256                     |
| Carlsbad           | 92011      | 4            | 19           | 1          | 17                  | \$808,000           | 18.4%               | 8            | \$558,000              | 3.1%                | \$289                     |
| Chula Vista        | 91910      | 61           | 54           | 9          | 48                  | \$323,000           | 14.4%               | 15           | \$150,000              | -3.4%               | \$209                     |
| Chula Vista        | 91911      | 53           | 77           | 10         | 56                  | \$260,000           | 2.0%                | 20           | \$127,000              | 26.4%               | \$172                     |
| Chula Vista        | 91913      | 46           | 75           | 6          | 58                  | \$378,000           | 3.6%                | 23           | \$229,000              | 9.0%                | \$173                     |
| Chula Vista        | 91914      | 29           | 32           | 2          | 16                  | \$469,000           | 15.7%               | 7            | \$221,000              | -6.0%               | \$169                     |
| Chula Vista        | 91915      | 41           | 74           | 3          | 37                  | \$420,000           | 27.3%               | 20           | \$232,000              | 4.0%                | \$164                     |
| Clairemont         | 92117      | 12           | 32           | 3          | 23                  | \$415,000           | 5.1%                | 8            | \$276,000              | -12.5%              | \$333                     |
| College Grove      | 92115      | 42           | 39           | 2          | 35                  | \$332,000           | 27.8%               | 21           | \$107,000              | -10.8%              | \$251                     |
| Coronado           | 92118      | 11           | 6            | 2          | 16                  | \$1,200,000         | 15.4%               | 8            | \$1,088,000            | 71.3%               | \$616                     |
| Del Mar            | 92014      | 5            | 3            | 0          | 13                  | \$1,500,000         | 66.9%               | 3            | \$489,000              | 49.9%               | \$639                     |
| Descanso           | 91916      | 5            | 0            | 0          | 5                   | \$301,000           | -52.3%              | n/a          | n/a                    | n/a                 | \$156                     |
| Downtown           | 92101      | 41           | 35           | 5          | n/a                 | n/a                 | n/a                 | 77           | \$325,000              | -0.8%               | n/a                       |
| Dulzura            | 91917      | 0            | 0            | 0          | n/a                 | n/a                 | n/a                 | n/a          | n/a                    | n/a                 | n/a                       |
| E San Diego        | 92102      | 24           | 27           | 2          | 19                  | \$190,000           | -43.3%              | 8            | \$108,000              | -40.3%              | \$189                     |
| E San Diego        | 92105      | 40           | 53           | 13         | 36                  | \$226,000           | 31.4%               | 17           | \$91,000               | 29.3%               | \$190                     |
| El Cajon           | 92019      | 40           | 31           | 7          | 20                  | \$399,000           | 10.8%               | 11           | \$170,000              | -2.2%               | \$200                     |
| El Cajon           | 92020      | 25           | 38           | 2          | 24                  | \$300,000           | 3.6%                | 19           | \$95,000               | -5.3%               | \$222                     |
| El Cajon           | 92021      | 22           | 44           | 5          | 40                  | \$330,000           | 34.7%               | 14           | \$150,000              | 30.4%               | \$204                     |
| Encanto            | 92114      | 49           | 70           | 6          | 55                  | \$229,000           | 23.8%               | 1            | \$220,000              | 300.0%              | \$191                     |
| Encinitas          | 92024      | 16           | 33           | 1          | 36                  | \$675,000           | 6.3%                | 10           | \$487,000              | 39.1%               | \$328                     |
| Escondido          | 92025      | 26           | 32           | 3          | 41                  | \$279,000           | 15.1%               | 18           | \$119,000              | 35.2%               | \$189                     |
| Escondido          | 92026      | 28           | 55           | 4          | 53                  | \$298,000           | 19.0%               | 13           | \$150,000              | 42.9%               | \$175                     |
| Escondido          | 92027      | 30           | 60           | 6          | 39                  | \$300,000           | 33.1%               | 16           | \$110,000              | 28.7%               | \$178                     |
| Escondido          | 92029      | 12           | 15           | 0          | 14                  | \$462,000           | 24.0%               | n/a          | n/a                    | n/a                 | \$221                     |
| Fallbrook          | 92028      | 34           | 62           | 8          | 32                  | \$320,000           | 10.3%               | 6            | \$187,000              | 187.9%              | \$159                     |
| Grantville         | 92120      | 15           | 13           | 1          | 13                  | \$475,000           | 18.2%               | 11           | \$190,000              | 35.7%               | \$267                     |
| Hillcrest          | 92103      | 9            | 12           | 0          | 6                   | \$383,000           | -34.0%              | 19           | \$367,000              | 12.9%               | \$381                     |
| Imperial Beach     | 91932      | 9            | 13           | 1          | 8                   | \$298,000           | 15.1%               | 19           | \$96,000               | 52.8%               | \$250                     |
| Jacumba            | 91934      | 2            | 0            | 0          | 1                   | \$80,000            | 154.0%              | n/a          | n/a                    | n/a                 | \$70                      |
| Jamul              | 91935      | 6            | 16           | 0          | 13                  | \$395,000           | -28.3%              | n/a          | n/a                    | n/a                 | \$198                     |
| Julian             | 92036      | 4            | 5            | 1          | 1                   | \$249,000           | 12.8%               | n/a          | n/a                    | n/a                 | \$134                     |
| La Jolla           | 92037      | 16           | 23           | 3          | 16                  | \$1,375,000         | -8.0%               | 27           | \$510,000              | 10.2%               | \$593                     |
| La Mesa            | 91941      | 12           | 16           | 1          | 22                  | \$377,000           | 2.2%                | 3            | \$160,000              | -7.9%               | \$242                     |
| La Mesa            | 91942      | 16           | 26           | 3          | 18                  | \$343,000           | 4.6%                | 17           | \$197,000              | 7.2%                | \$225                     |
| Lakeside           | 92040      | 23           | 28           | 2          | 35                  | \$325,000           | 13.2%               | 11           | \$83,000               | -17.0%              | \$203                     |
| Lemon Grove        | 91945      | 17           | 28           | 4          | 15                  | \$255,000           | 9.2%                | 4            | \$88,000               | -18.0%              | \$172                     |

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|                  |       |     |     |     | Sales               | Price Median SFR 10 | Price % Chg from 09 | Sales        | Price Median Condos 10 | Price % Chg from 09 | Median Home Price / Sq Ft |
| Linda Vista      | 92111 | 26  | 24  | 2   | 22                  | \$390,000           | 16.4%               | 11           | \$166,000              | -45.1%              | \$295                     |
| Logan Heights    | 92113 | 23  | 38  | 2   | 18                  | \$170,000           | 54.5%               | 2            | \$80,000               | 6.0%                | \$142                     |
| Mira Mesa        | 92126 | 44  | 45  | 6   | 35                  | \$425,000           | 16.1%               | 29           | \$205,000              | -16.3%              | \$270                     |
| Mission Village  | 92123 | 12  | 17  | 1   | 19                  | \$366,000           | 1.7%                | 9            | \$171,000              | -30.1%              | \$272                     |
| National City    | 91950 | 22  | 35  | 5   | 27                  | \$205,000           | 10.8%               | 17           | \$77,000               | -40.8%              | \$181                     |
| Normal Heights   | 92116 | 16  | 18  | 1   | 17                  | \$345,000           | -12.2%              | 17           | \$221,000              | 100.5%              | \$386                     |
| North City W     | 92130 | 28  | 27  | 2   | 39                  | \$925,000           | 5.7%                | 18           | \$410,000              | -6.2%               | \$324                     |
| North Park       | 92104 | 24  | 27  | 1   | 19                  | \$460,000           | 62.8%               | 21           | \$175,000              | 37.8%               | \$409                     |
| Ocean Beach      | 92107 | 8   | 10  | 0   | 17                  | \$666,000           | -8.1%               | 7            | \$371,000              | 11.6%               | \$503                     |
| Oceanside        | 92054 | 15  | 27  | 1   | 15                  | \$497,000           | 47.3%               | 11           | \$199,000              | -30.8%              | \$247                     |
| Oceanside        | 92056 | 34  | 34  | 2   | 62                  | \$330,000           | 7.8%                | 10           | \$132,000              | -12.0%              | \$201                     |
| Oceanside        | 92057 | 51  | 69  | 7   | 63                  | \$308,000           | 11.2%               | 19           | \$123,000              | -5.6%               | \$188                     |
| Pacific Beach    | 92109 | 21  | 17  | 2   | 15                  | \$789,000           | 19.5%               | 14           | \$353,000              | -2.6%               | \$516                     |
| Palomar Mountain | 92060 | 0   | 0   | 0   | n/a                 | n/a                 | n/a                 | n/a          | n/a                    | n/a                 | n/a                       |
| Paradise Hills   | 92139 | 29  | 42  | 3   | 21                  | \$247,000           | 26.7%               | 11           | \$145,000              | 16.0%               | \$180                     |
| Pauma Valley     | 92061 | 2   | 4   | 1   | 1                   | \$275,000           | -47.6%              | n/a          | n/a                    | n/a                 | \$156                     |
| Pine Valley      | 91962 | 1   | 3   | 0   | 3                   | \$279,000           | -22.5%              | n/a          | n/a                    | n/a                 | \$188                     |
| Point Loma       | 92106 | 8   | 10  | 1   | 15                  | \$743,000           | 1.7%                | 4            | \$468,000              | -4.6%               | \$434                     |
| Potrero          | 91963 | 0   | 0   | 0   | 1                   | \$104,000           | n/a                 | n/a          | n/a                    | n/a                 | \$83                      |
| Poway            | 92064 | 24  | 24  | 5   | 29                  | \$540,000           | 10.2%               | 4            | \$293,000              | 28.6%               | \$305                     |
| Ramona           | 92065 | 22  | 40  | 4   | 34                  | \$324,000           | -6.2%               | 1            | \$76,000               | -21.8%              | \$170                     |
| Ranchita         | 92066 | 1   | 0   | 0   | n/a                 | n/a                 | n/a                 | n/a          | n/a                    | n/a                 | n/a                       |
| Rancho Bernardo  | 92127 | 25  | 33  | 3   | 46                  | \$750,000           | 11.8%               | 18           | \$263,000              | 1.2%                | \$261                     |
| Rancho Bernardo  | 92128 | 30  | 29  | 4   | 35                  | \$522,000           | -5.1%               | 43           | \$288,000              | 4.2%                | \$269                     |
| Rancho Pnasq     | 92129 | 29  | 26  | 6   | 38                  | \$595,000           | 17.8%               | 21           | \$220,000              | 16.4%               | \$279                     |
| Rancho Santa Fe  | 92067 | 3   | 7   | 0   | 4                   | \$1,525,000         | -28.0%              | 1            | \$760,000              | n/a                 | \$378                     |
| Rancho Santa Fe  | 92091 | 3   | 1   | 0   | 6                   | \$2,546,000         | 280.0%              | n/a          | n/a                    | n/a                 | \$534                     |
| San Carlos       | 92119 | 13  | 13  | 4   | 9                   | \$381,000           | -17.7%              | 11           | \$245,000              | 71.9%               | \$270                     |
| San Diego        | 92108 | 15  | 17  | 1   | n/a                 | n/a                 | n/a                 | 31           | \$299,000              | 57.1%               | n/a                       |
| San Diego        | 92112 | 0   | 0   | 0   | n/a                 | n/a                 | n/a                 | n/a          | n/a                    | n/a                 | n/a                       |
| San Marcos       | 92069 | 38  | 44  | 7   | 41                  | \$366,000           | 27.0%               | 11           | \$116,000              | -10.8%              | \$194                     |
| San Marcos       | 92078 | 36  | 40  | 3   | 37                  | \$471,000           | -3.0%               | 18           | \$304,000              | 16.8%               | \$215                     |
| San Ysidro       | 92173 | 14  | 31  | 7   | 7                   | \$235,000           | 0.0%                | 9            | \$105,000              | -0.5%               | \$182                     |
| Santa Ysabel     | 92070 | 0   | 1   | 0   | 1                   | n/a                 | n/a                 | n/a          | n/a                    | n/a                 | n/a                       |
| Santee           | 92071 | 39  | 52  | 2   | 39                  | \$355,000           | 13.2%               | 18           | \$191,000              | 17.2%               | \$237                     |
| Scripps Ranch    | 92131 | 17  | 15  | 2   | 14                  | \$645,000           | -6.3%               | 25           | \$326,000              | 12.8%               | \$273                     |
| Solana Beach     | 92075 | 4   | 5   | 0   | 25                  | \$1,476,000         | -13.2%              | 7            | \$482,000              | -9.1%               | \$382                     |
| S San Diego      | 92154 | 48  | 75  | 17  | 62                  | \$290,000           | 17.2%               | 27           | \$150,000              | 1.7%                | \$173                     |
| Spring Valley    | 91977 | 38  | 66  | 2   | 43                  | \$295,000           | 38.5%               | 7            | \$134,000              | 44.1%               | \$171                     |
| Spring Valley    | 91978 | 3   | 4   | 0   | 4                   | \$355,000           | -10.4%              | n/a          | n/a                    | n/a                 | \$146                     |
| Tierrasanta      | 92124 | 11  | 3   | 2   | 14                  | \$517,000           | 5.1%                | 7            | \$365,000              | 16.4%               | \$274                     |
| Univrsty City    | 92121 | 2   | 1   | 1   | 1                   | \$665,000           | -4.1%               | 7            | \$377,000              | -4.7%               | \$241                     |
| Univrsty City    | 92122 | 21  | 20  | 4   | 12                  | \$652,000           | 10.9%               | 17           | \$250,000              | -9.1%               | \$368                     |
| Valley Center    | 92082 | 18  | 26  | 1   | 15                  | \$450,000           | 10.7%               | n/a          | n/a                    | n/a                 | \$154                     |
| Vista            | 92081 | 12  | 16  | 0   | 21                  | \$385,000           | 4.6%                | 6            | \$310,000              | 93.8%               | \$216                     |
| Vista            | 92083 | 25  | 33  | 1   | 30                  | \$235,000           | -0.2%               | 9            | \$202,000              | 75.7%               | \$186                     |
| Vista            | 92084 | 25  | 24  | 4   | 29                  | \$325,000           | 16.9%               | 9            | \$141,000              | -19.4%              | \$182                     |
| Warner Springs   | 92086 | 1   | 2   | 0   | 3                   | \$323,000           | 0.8%                | n/a          | n/a                    | n/a                 | \$143                     |