

**M E M O R A N D U M**

**DATE:** February 23, 2011

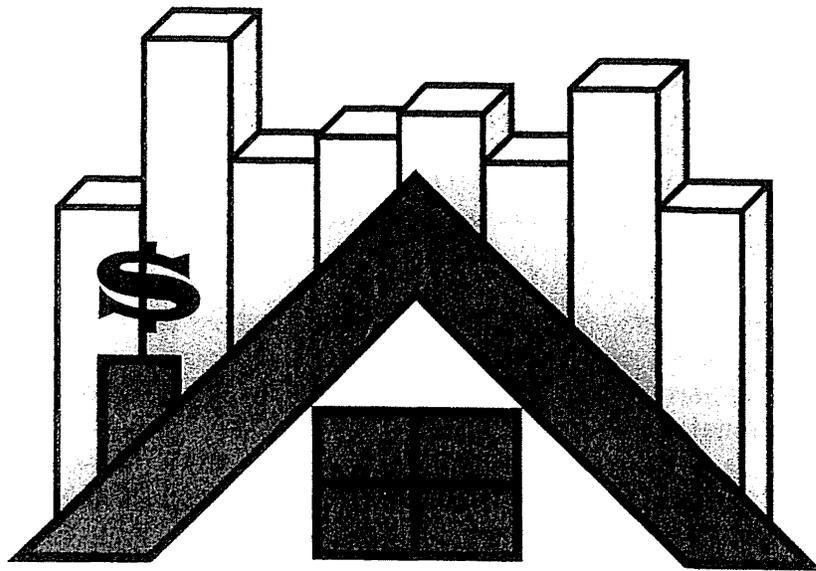
**TO:** Honorable Mayor and Councilmembers

**FROM:** Patricia Allison, City Manager's Office

**SUBJECT: REQUEST BY COUNCILMEMBER KERN TO PROVIDE DIRECTION TO STAFF TO BRING FORWARD, WITHIN 30 DAYS, AN ORDINANCE TO REPEAL IN ITS ENTIRETY CHAPTER 14C OF THE OCEANSIDE CITY CODE (INCLUSIONARY HOUSING), AND FURTHER, TO BRING FORWARD VOLUNTARY BUILDER INCENTIVES TO MEET THE CITY'S AFFORDABLE HOUSING GOALS**

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Backup material, if any, will be distributed separately.



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

**North County**  
**January 2011 REPORT**  
December 2010 Statistics



North San Diego County  
Association of REALTORS®

HomeDex is an exclusive NSDCAR member benefit

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Direct written requests for permission, together with a brief description of how the name and contents would be used, to Lynn Sullivan, NSDCAR Communications Director, at [Communications@nsdcar.com](mailto:Communications@nsdcar.com) and include the proposed user's contact information.

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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01/10/11

# HomeDex™ Key Points

## December 2010 Data

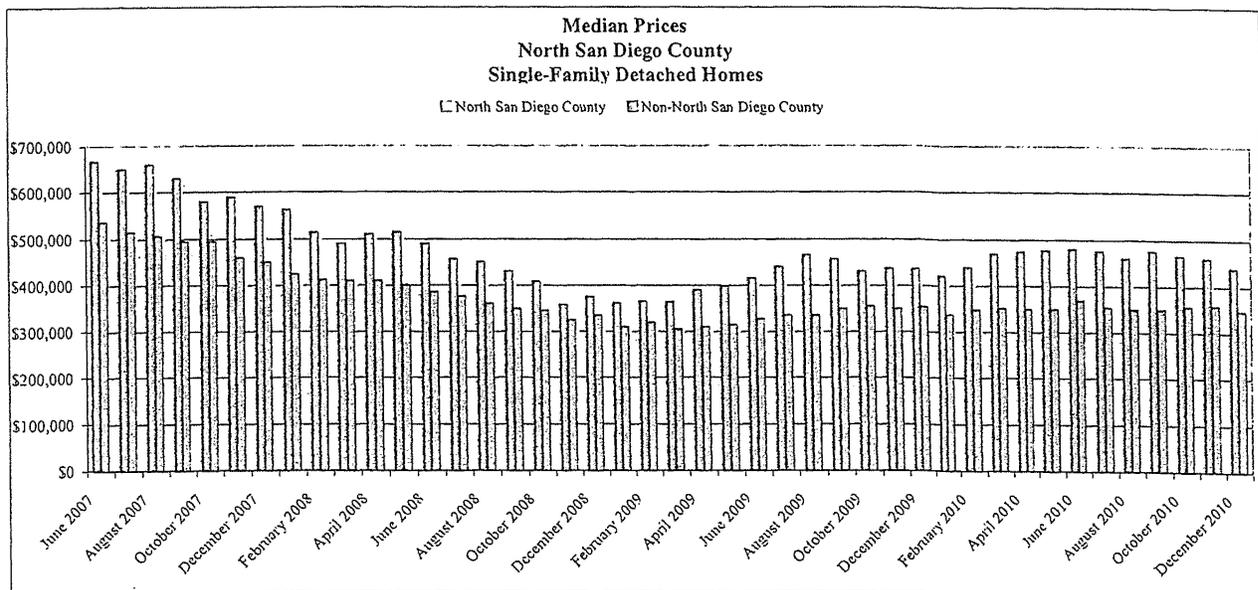
1. The median price for all North County home sales – attached and detached – rose slightly from \$380,000 in November 2010 to \$380,043 in December 2010.
  - a. Detached homes in North County decreased 4.71 percent from \$460,000 in November 2010 to \$438,357 in December 2010. Year-over median single-family detached homes in North San Diego County increased 0.54 percent, from \$436,000 in December 2009 to 438,357 in December 2010. This continues a seventeen-month trend of year-over increases in median price, with the exception of August 2010.
    - i. Detached home prices OUTSIDE North County decreased 3.07 percent from \$358,000 in November 2010 to \$347,000 in December 2010.
    - iii. The countywide median SFD price of homes sold decreased from \$390,000 in November 2010 to \$375,000 in December 2010. This was the first year-over price decline in 15 months for the county.
  - b. Attached home prices in North County declined 3.88 percent to \$235,500 in December 2010 from 245,000 in November 2010, following three months of price increases.
    - ii. Non-North County attached home prices increased 1.45 percent to \$210,000 in December 2010 from \$207,000 in November 2010.
  - c. Median days-on-market for single-family detached homes in North County increased from 55 days in November 2010 to 68 days in December 2010. The number of North County single-family homes sold increased 22.92 percent from November 2010 to December 2010.

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# North San Diego County HomeDex™ December 2010 Summary Report Single-Family Detached Homes

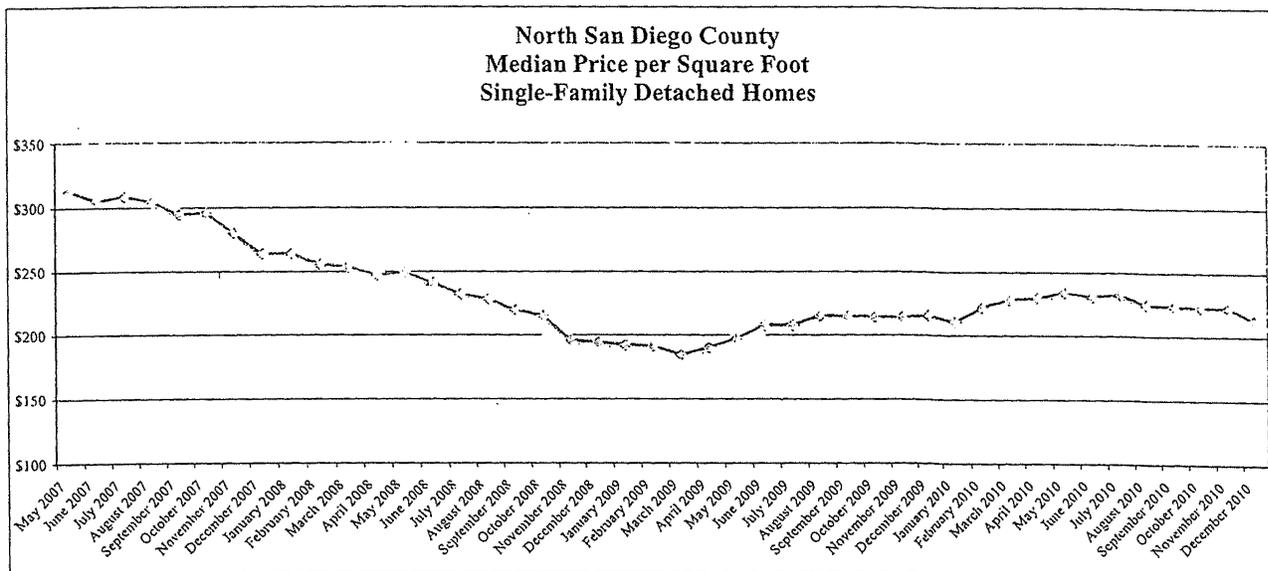
## Single-Family Detached Home Prices

- The median price for all homes in North San Diego County – single-family detached and single-family attached – increased slightly to \$380,043 in December 2010 from \$380,000 in November 2010.<sup>1</sup>
- The median-priced single-family detached (SFD) home in North San Diego County decreased 4.71 percent to \$438,357 in December 2010 from \$460,000 in November 2010. However, year-over median SFD price in North San Diego County remained steady with a slight 0.54 percent increase from \$436,000 in December 2009; this continues a seventeen month trend of year-over increases in median price, with the exception of August 2010.
- The SFD median price in Non-North County zip codes decreased 3.07 percent to \$347,000 in December 2010 from \$358,000 in November 2010. Year-over median price fell 1.7 percent in Non-North County zip codes from \$353,000 in December 2009, the first year-over decline in 14 months.
- The countywide median SFD price decreased 3.85 percent to \$375,000 in December 2010 from \$390,000 in November 2010, and decreased 2.6 percent year-over from December 2009. This was the first year-over price decline in 15 months for the county.



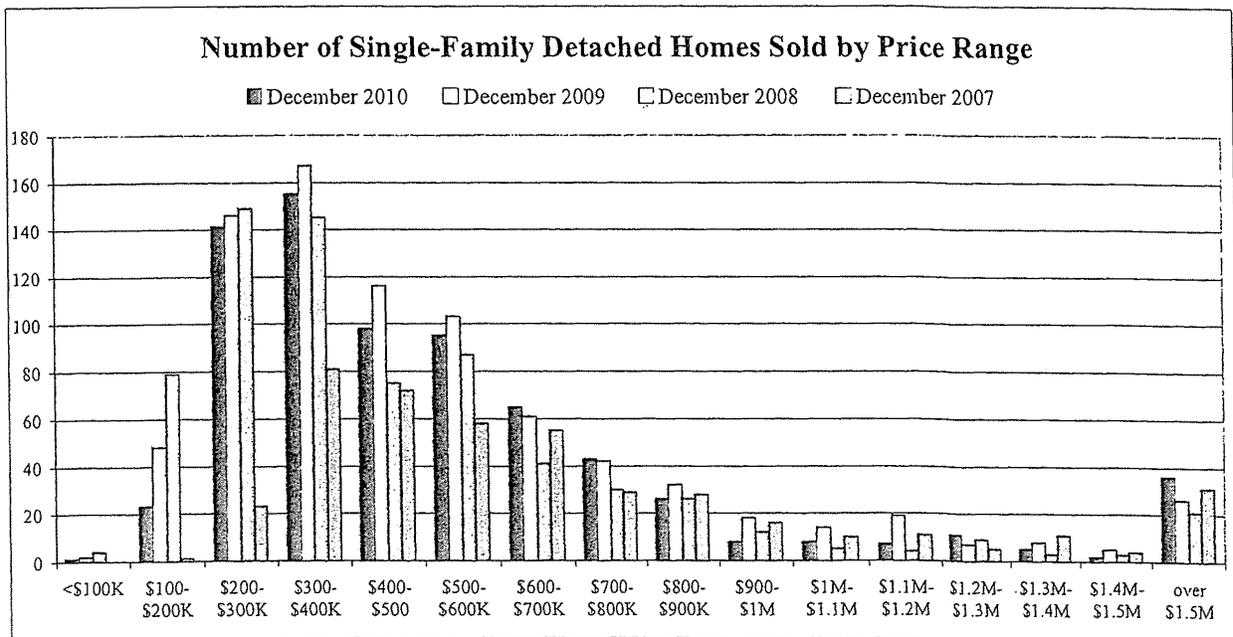
## North San Diego County HomeDex™ December 2010 Summary Report Single-Family Detached Homes

- The median days-on-market for North San Diego County SFD homes sold increased to 68 in December 2010 from 55 days in November 2010. The average number of days-on-market increased from 79 in November 2010 to 93 in December 2010.<sup>2</sup>
- The SFD median price-per-square foot decreased to \$213 in December 2010 from \$222 in November 2010, and fell 1.44 percent year-over from December 2009 countering a 13 month trend of year-over increases in median price-per-square foot (following over two years of price declines).



# North San Diego County HomeDex™ December 2010 Summary Report Single-Family Detached Homes

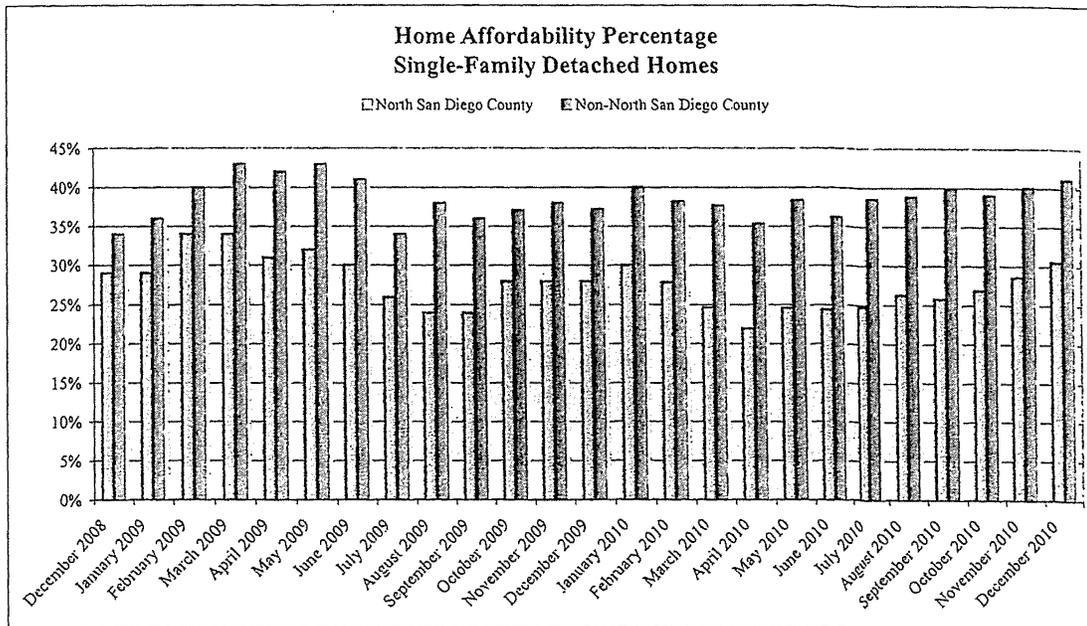
- SFD listings (active and contingent) in North San Diego County decreased 9.17 percent to 3,962 ending December 2010 from 4,362 ending November 2010, making the fourth month of declines in listings. However, listings were up 21.46 percent year-over compared to December 2009.
- SFD listings (active and contingent) across San Diego County decreased 6.36 percent ending December 2010 from November 2010, but were up 28.73 percent year-over compared to December 2009.
- The number of sold North San Diego County SFD units increased 22.92 percent in December 2010 from November 2010, but decreased 11.06 percent year-over from December 2009.
- December 2010 SFD total sales volume declined 6.34 percent year-over compared to December 2009.



# North San Diego County HomeDex™ December 2010 Summary Report Single-Family Detached Homes

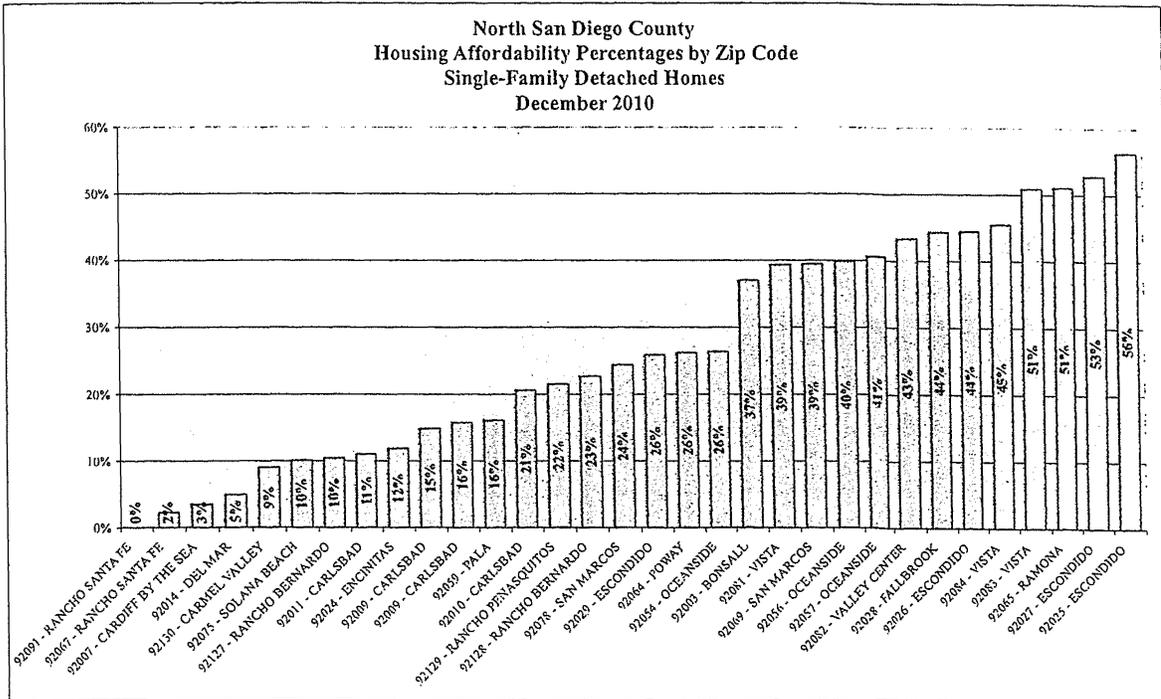
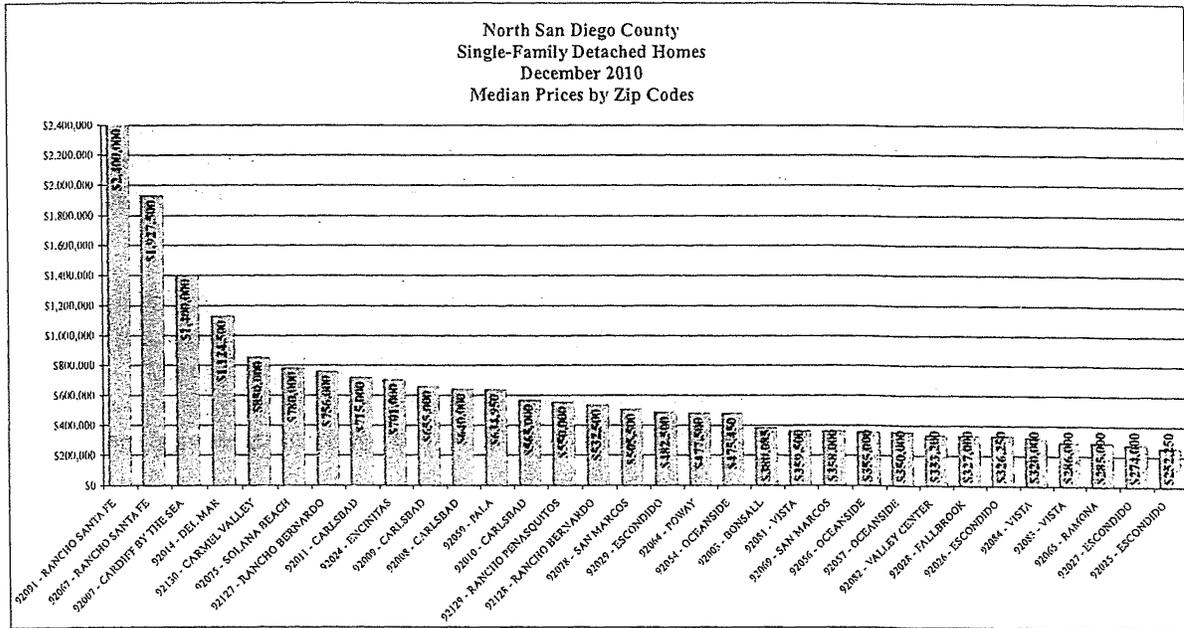
## Housing Affordability – Single-Family Detached Homes

- The monthly payment – including principal, interest, property taxes, and insurance – for the median-priced SFD home in North San Diego County decreased to \$2,306 in December 2010 (based on a conventional mortgage) from \$2,387 in November 2010. The monthly payment for the median-priced SFD home in Non-North San Diego County decreased from \$1,858 in November 2010 to \$1,825 in December 2010.
- The percent of San Diego County households that could afford the median-priced SFD home in North County increased from 29 percent in November 2010 to 30 percent in December 2010, according to the North San Diego County HomeDex™. Across Non-North County zip codes, the affordability percentage increased to 41 percent in December 2010 from 40 percent in November 2010.<sup>3</sup>
- The HomeDex™ affordability percentage was 28 percent in North County and 37 percent in Non-North San Diego County zip codes in December 2009.
- The HomeDex™ affordability percentage for all homes in North San Diego County – single-family detached and single-family attached together – remained at 37 percent in December 2010.



# North San Diego County HomeDex™ December 2010 Summary Report Single-Family Detached Homes

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



Prepared for the North San Diego County Association of REALTORS® by Robert Brown, Ph.D.  
Department of Economics California State University, San Marcos. Inquiries may be directed to Robert Brown  
[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  
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™**  
 December 2010 Summary Report  
 Single-Family Detached Homes

North San Diego County Housing Characteristics Single-Family Detached Homes December 2010	
Median Price	\$438,357
Average Price	\$588,920
Median Price per Square Foot	\$213
Lowest-Priced Home Sold	\$60,000
Highest-Priced Home Sold	\$6,000,000
Number Units Sold	724
Total Sales <sup>5</sup>	\$426,377,971
Median Days on Market	68
Median Square Feet	2,079
Median Number of Bedrooms	4
Median Number of Baths	3
Median Lot Size (sq. feet)	10,147
Median Age (years) of Homes Sold	22

Month/Year	Median Home Prices		<i>HomeDex™</i> (Percent of San Diego County households affording median-priced home)	
			North San Diego County	Non-North San Diego County
	North San Diego County	Non-North San Diego County	North San Diego County	Non-North San Diego County
December 2009	\$436,000	\$353,000	28%	37%
January 2010	\$420,000	\$337,000	30%	40%
February 2010	\$439,000	\$348,500	28%	38%
March 2010	\$469,000	\$351,500	25%	38%
April 2010	\$474,500	\$350,000	22%	35%
May 2010	\$476,500	\$350,000	25%	38%
June 2010	\$479,975	\$369,000	24%	36%
July 2010	\$475,000	\$353,100	25%	39%
August 2010	\$460,000	\$350,000	26%	39%
September 2010	\$475,900	\$350,000	26%	40%
October 2010	\$465,000	\$356,750	27%	39%
November 2010	\$460,000	\$358,000	29%	40%
December 2010	\$438,357	\$347,000	30%	41%

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**North San Diego County HomeDex™**  
**December 2010 Summary Report**  
**Single-Family Detached Homes**

North San Diego County Zip Codes	Dec. 2010 Affordability	Dec. 2009 Affordability	Dec. 2010 Median Price	% Price Chg. From Dec. 2009	Dec. 2010 Sold Listings	Median Days on Market Dec. 2010	Med. Days on Market % Chg. from Nov. 2010
92003 - BONSALL	37%	34%	\$380,085	1%	1	13	-93%
92007 - CARDIFF	3%	8%	\$1,400,000	62%	5	42	-16%
92008 - CARLSBAD	16%	17%	\$640,000	9%	12	86	51%
92009 - CARLSBAD	15%	11%	\$655,000	-3%	33	86	5%
92010 - CARLSBAD	21%	20%	\$565,000	6%	13	56	65%
92011 - CARLSBAD	11%	10%	\$715,000	-5%	16	65	33%
92014 - DEL MAR	5%	4%	\$1,124,500	-7%	8	59	48%
92024 - ENCINITAS	12%	10%	\$701,000	-3%	27	71	8%
92025 - ESCONDIDO	56%	46%	\$252,250	-15%	20	76	-29%
92026 - ESCONDIDO	44%	41%	\$326,250	0%	36	58	23%
92027 - ESCONDIDO	53%	52%	\$274,000	5%	50	62	65%
92028 - FALLBROOK	44%	42%	\$327,000	1%	39	83	0%
92029 - ESCONDIDO	26%	22%	\$482,500	-4%	16	66	-26%
92054 - OCEANSIDE	26%	33%	\$475,450	21%	16	66	-14%
92056 - OCEANSIDE	40%	42%	\$355,000	9%	35	80	100%
92057 - OCEANSIDE	41%	47%	\$350,000	21%	46	71	107%
92058 - OCEANSIDE	60%	-	\$232,500	-	10	45	-
92059 - PALA	16%	76%	\$634,950	329%	2	82	-
92061 - PAUMA VALLEY	-	-	-	-	0	-	-
92064 - POWAY	26%	29%	\$477,500	12%	36	75	12%
92065 - RAMONA	51%	43%	\$285,000	-10%	33	75	117%
92067 - RANCHO SANTA FE	2%	1%	\$1,927,500	-16%	16	60	-64%
92068 - SAN LUIS REY	-	-	-	-	0	-	-
92069 - SAN MARCOS	39%	36%	\$358,000	-1%	34	66	83%
92075 - SOLANA BEACH	10%	6%	\$780,000	-21%	7	161	99%
92078 - SAN MARCOS	24%	20%	\$505,500	-5%	36	74	85%
92081 - VISTA	39%	36%	\$359,500	-1%	16	45	64%
92082 - VALLEY CENTER	43%	29%	\$333,200	-21%	12	31	-70%
92083 - VISTA	51%	64%	\$286,000	43%	14	64	3%
92084 - VISTA	45%	34%	\$320,000	-16%	23	48	-6%
92091 - RANCHO SANTA FE	0%	0%	\$2,400,000	-17%	3	278	134%
92127 - RANCHO BERNARDO	10%	9%	\$756,000	-1%	25	111	113%
92128 - RANCHO BERNARDO	23%	21%	\$532,500	1%	36	59	18%
92129 - RANCHO PENASQUITOS	22%	21%	\$550,000	5%	31	61	39%
92130 - CARMEL VALLEY	9%	7%	\$850,000	-5%	27	66	22%

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# North San Diego County HomeDex™ December 2010 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 December 2010 required an annual income of \$92,243 for the median-priced SFD home – an amount earned by 30 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> Total SFD sales in North County were \$346,814,023 in November 2010 and \$440,561,196 in December 2009.

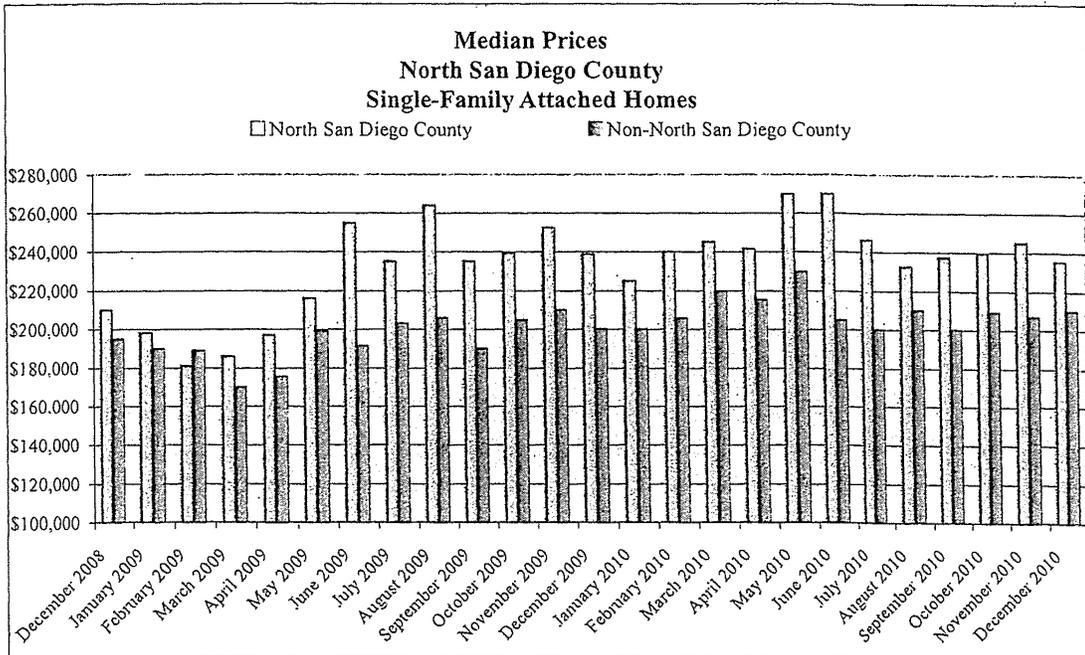
# North San Diego County HomeDex™

## December 2010 Summary Report

### Single-Family Attached Homes

#### Single-Family Attached Home Prices

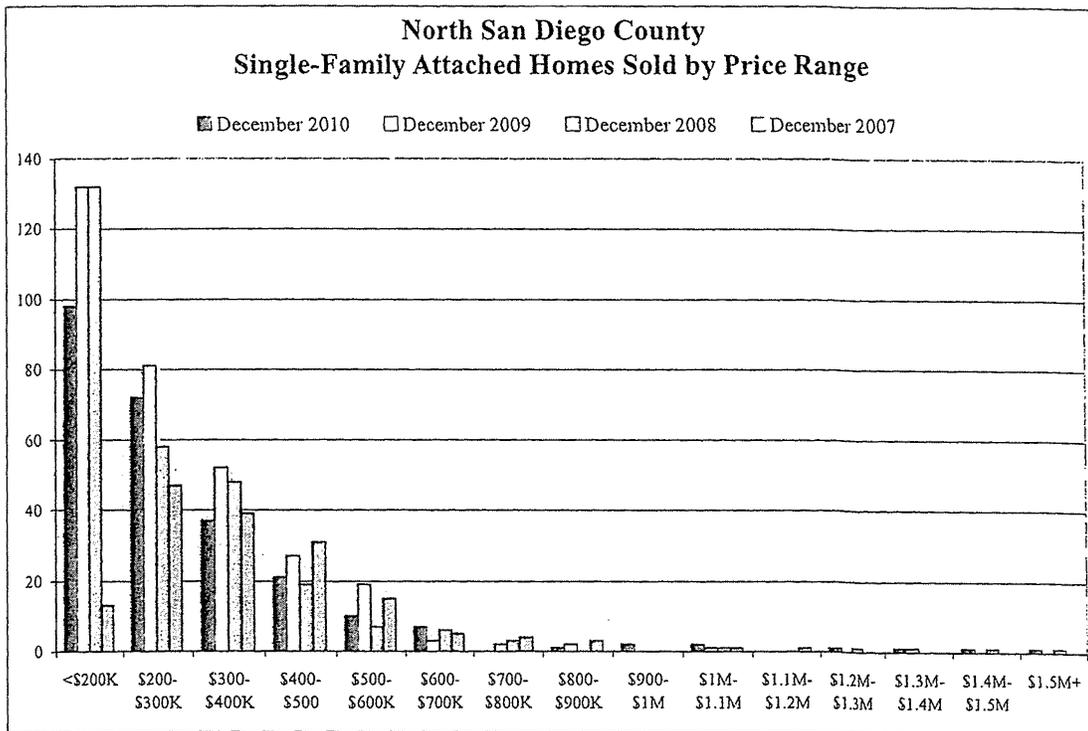
- The North San Diego County median-priced single-family attached (SFA) home declined 3.88 percent from \$245,000 in November 2010 to \$235,500 in December 2010, following three months of price increases. Non-North San Diego County SFA home median price increased 1.45 percent from \$207,000 in November 2010 to \$210,000 in December 2010.<sup>1</sup>
- North San Diego County SFA median prices decreased 1.36 percent year-over from \$238,750 in December 2009. The Non-North County SFA median price jumped five percent year-over from \$200,000 in December 2009.
- The county-wide SFA home median price increased 0.87 percent to \$219,000 in December 2010 from \$218,000 in November 2010, with a 2.28 percent year-over increase from \$215,000 in December 2009.
- The median number of days-on-market for North County SFA homes sold rose to 66 days in December 2010 from 57 days in November 2010. The average number of days-on-market increased to 95 in December 2010 from 84 from November 2010.<sup>2</sup>



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## North San Diego County HomeDex™ December 2010 Summary Report Single-Family Attached Homes

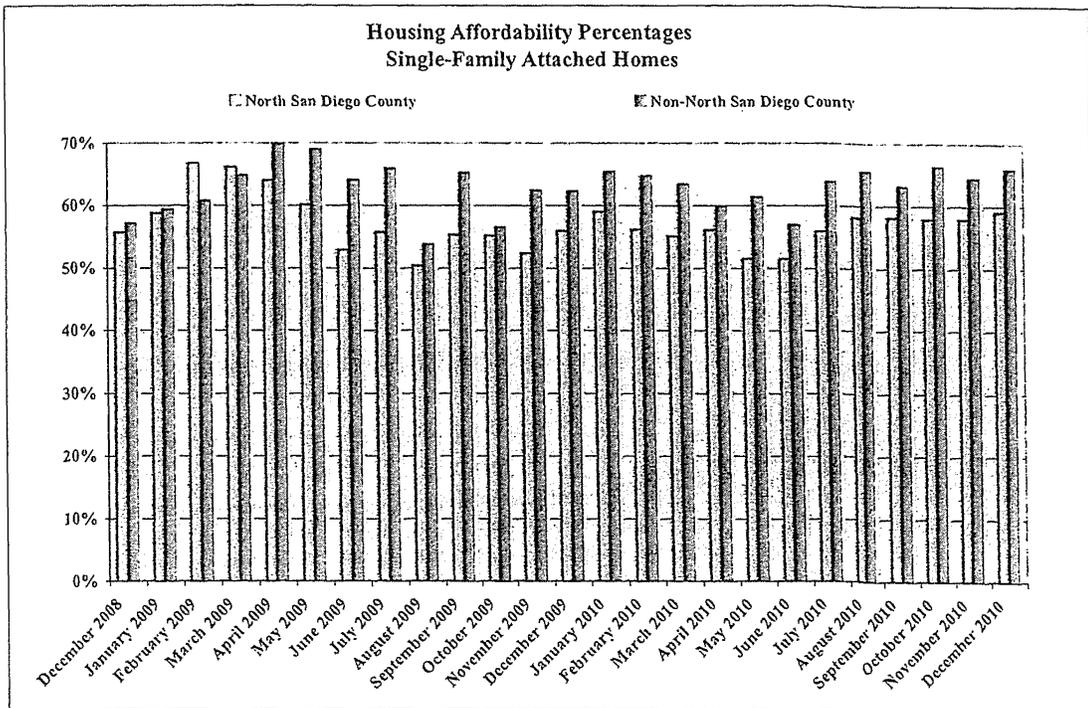
- The number of sold SFA units rose 6.28 percent in December 2010 from November 2010. In Non-North County zip codes the number of sold units jumped 35.7 percent from November 2010, countering five months of monthly sales declines.
- Year-over sales decreased 20.63 percent year-over from December 2009 in North County (making six months of significant year-over sales declines), and fell 12.68 percent from December 2009 across Non-North County.
- SFA listings (active and contingent) in North San Diego County decreased from 1,627 ending November 2010 to 1,515 ending December 2010. San Diego County SFA listings (active and contingent) decreased to 4,898 ending December 2010 compared to 5,252 in November 2010.



# North San Diego County HomeDex™ December 2010 Summary Report Single-Family Attached Homes

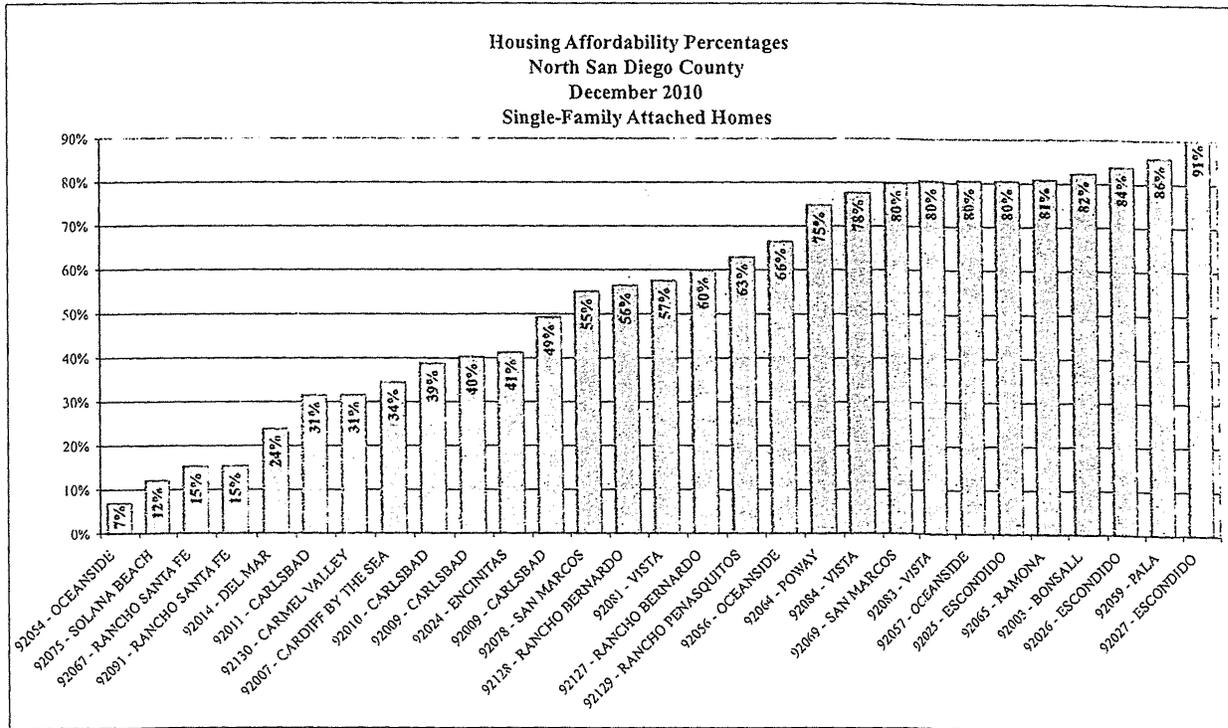
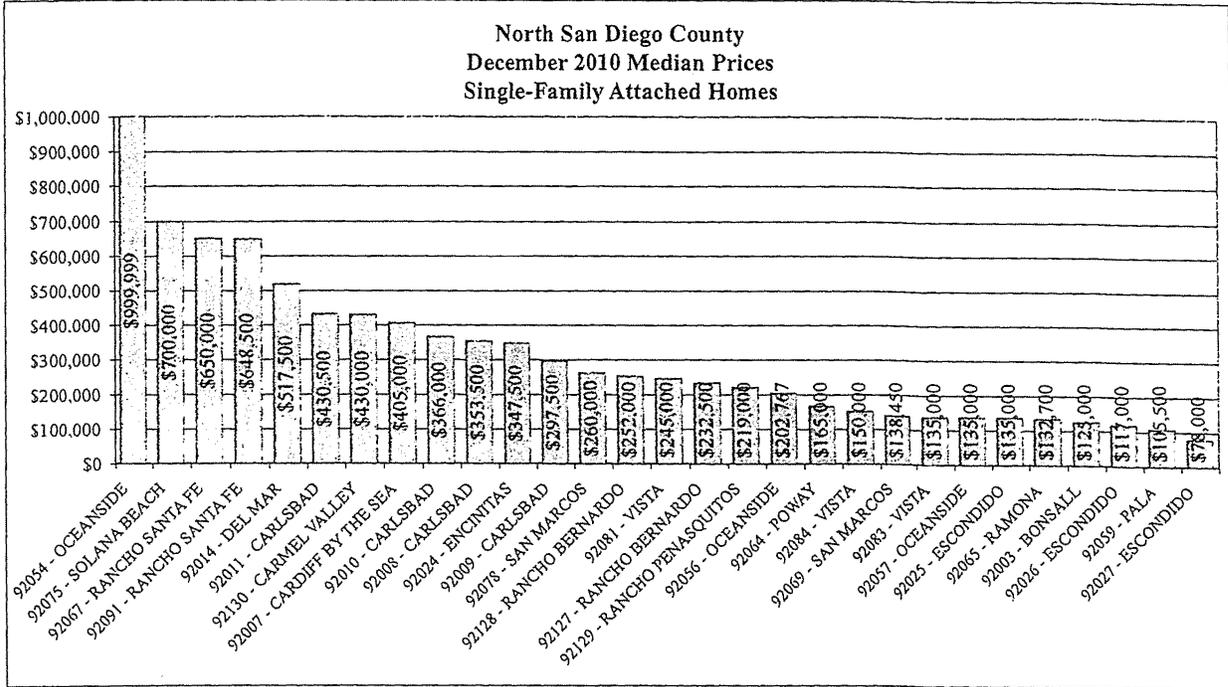
## Housing Affordability – Single-Family Attached Homes

- The monthly payment – including principal, interest, property taxes, and insurance – for the median-priced SFA home in North County decreased to \$1,239 in December 2010 from \$1,271 in November 2010. The monthly payment for the median-priced SFA home in Non-North San Diego County zip codes increased to \$1,105 in December 2010 from \$1,074 in November 2010.
- The percent of San Diego County households able to afford the median-priced SFA home increased slightly from 58 percent to 59 percent in December 2010.<sup>3</sup> The single-family attached home affordability level for Non-North San Diego County zip codes decreased from 66 percent in November 2010 to 65 percent in December 2010.
- 56 percent of county households could afford the median-priced SFA home in North San Diego County in December 2009 and 65 percent in Non-North County zip codes.



# North San Diego County HomeDex™ December 2010 Summary Report Single-Family Attached Homes

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



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North San Diego County HomeDex™  
December 2010 Summary Report  
Single-Family Attached Homes

North San Diego County Housing Characteristics Single-Family Attached Homes December 2010	
Median Price	\$235,500
Average Price	\$292,756
Median Price per Square Foot	\$204
Lowest-Priced Home Sold	\$53,040
Highest-Priced Home Sold	\$1,555,000
Number Units Sold	254
Total Sales <sup>5</sup>	\$74,359,965
Median Days on Market	66
Median Square Feet	1,178
Median Number of Bedrooms	2
Median Number of Baths	2
Median Age (years) of Homes Sold	25

Month/Year	SFA Median Home Prices		HomeDex Single-Family Attached Homes	
	North San Diego County	Non-North San Diego County	North San Diego County	Non-North San Diego County
December 2009	\$238,750	\$200,000	56%	65%
January 2010	\$225,000	\$200,000	59%	65%
February 2010	\$240,000	\$205,750	56%	63%
March 2010	\$245,000	\$220,000	55%	60%
April 2010	\$241,250	\$215,500	56%	61%
May 2010	\$270,000	\$230,000	51%	57%
June 2010	\$270,000	\$205,000	51%	64%
July 2010	\$246,175	\$200,000	56%	66%
August 2010	\$232,500	\$210,000	58%	63%
September 2010	\$237,300	\$200,000	58%	66%
October 2010	\$239,450	\$209,000	58%	64%
November 2010	\$245,000	\$207,000	58%	66%
December 2010	\$235,500	\$210,000	59%	65%

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North San Diego County HomeDex™  
December 2010 Summary Report  
Single-Family Attached Homes

North San Diego County Zip Codes	Dec. 2010 Affordability <sup>6</sup>	Dec. 2009 Affordability	Dec. 2010 Median Price	% Price Chg. From Dec. 2009	Dec. 2010 Sold Listings	Median Days on Market Dec. 2010	Median Days on Market % Chg. from Nov. 2010
92003 - BONSALL	82%	80%	\$125,000	-2%	3	60	-
92007 - CARDIFF	34%	10%	\$405,000	-45%	4	33	-81%
92008 - CARLSBAD	40%	23%	\$353,500	-27%	5	98	-4%
92009 - CARLSBAD	49%	42%	\$297,500	-7%	22	72	4%
92010 - CARLSBAD	39%	52%	\$366,000	41%	6	17	-74%
92011 - CARLSBAD	31%	33%	\$430,500	10%	4	63	-14%
92014 - DEL MAR	24%	22%	\$517,500	4%	4	47	11%
92024 - ENCINITAS	41%	26%	\$347,500	-23%	10	58	-17%
92025 - ESCONDIDO	80%	85%	\$135,000	32%	1	42	-59%
92026 - ESCONDIDO	84%	80%	\$117,000	-8%	15	64	56%
92027 - ESCONDIDO	91%	87%	\$78,000	-15%	4	110	97%
92028 - FALLBROOK	-	89%	-	-	0	-	-
92029 - ESCONDIDO	-	76%	-	-	0	-	-
92054 - OCEANSIDE	7%	49%	\$999,999	253%	9	68	278%
92056 - OCEANSIDE	66%	71%	\$202,767	18%	17	117	121%
92057 - OCEANSIDE	80%	76%	\$135,000	-10%	19	71	95%
92058 - OCEANSIDE	71%	-	\$182,500	-	10	36	-
92059 - PALA	86%	-	\$105,500	-	1	357	-
92061 - PAUMA VALLEY	-	-	-	-	0	-	-
92064 - POWAY	75%	42%	\$165,000	-49%	4	140	937%
92065 - RAMONA	81%	71%	\$132,700	-21%	2	47	-58%
92067 - RANCHO SANTA FE	15%	-	\$650,000	-	1	106	-55%
92068 - SAN LUIS REY	-	-	-	-	0	-	-
92069 - SAN MARCOS	80%	78%	\$138,450	3%	10	47	102%
92075 - SOLANA BEACH	12%	21%	\$700,000	34%	3	57	-57%
92078 - SAN MARCOS	55%	48%	\$260,000	-9%	21	80	-29%
92081 - VISTA	57%	53%	\$245,000	-4%	5	56	17%
92082 - VALLEY CENTER	-	-	-	-	0	-	-
92083 - VISTA	80%	71%	\$135,000	-21%	7	95	164%
92084 - VISTA	78%	75%	\$150,000	-1%	3	41	193%
92091 - RANCHO SANTA FE	15%	19%	\$648,500	16%	2	38	-77%
92127 - RANCHO BERNARDO	60%	56%	\$232,500	-3%	18	41	-53%
92128 - RANCHO BERNARDO	56%	51%	\$252,000	-6%	25	52	-21%
92129 - RANCHO PENASQUITOS	63%	57%	\$219,000	-7%	12	71	122%
92130 - CARMEL VALLEY	31%	32%	\$430,000	8%	17	96	49%

Prepared for the North San Diego County Association of REALTORS® by Robert Brown, Ph.D.  
Department of Economics California State University, San Marcos. Inquiries may be directed to Robert Brown  
rbrown@csusm.edu; 760-750-4196 or Lynn Sullivan, NSDCAR Communications Director: lynn@nsdcar.com or  
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™ December 2010 Summary Report Single-Family Attached 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 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 December 2010 required an annual income of \$49,556 for the median-priced SFA home – an amount earned by 59 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> November 2010 total SFA sales were \$65,524,875 and in December 2009 were \$84,363,598 for North San Diego County.

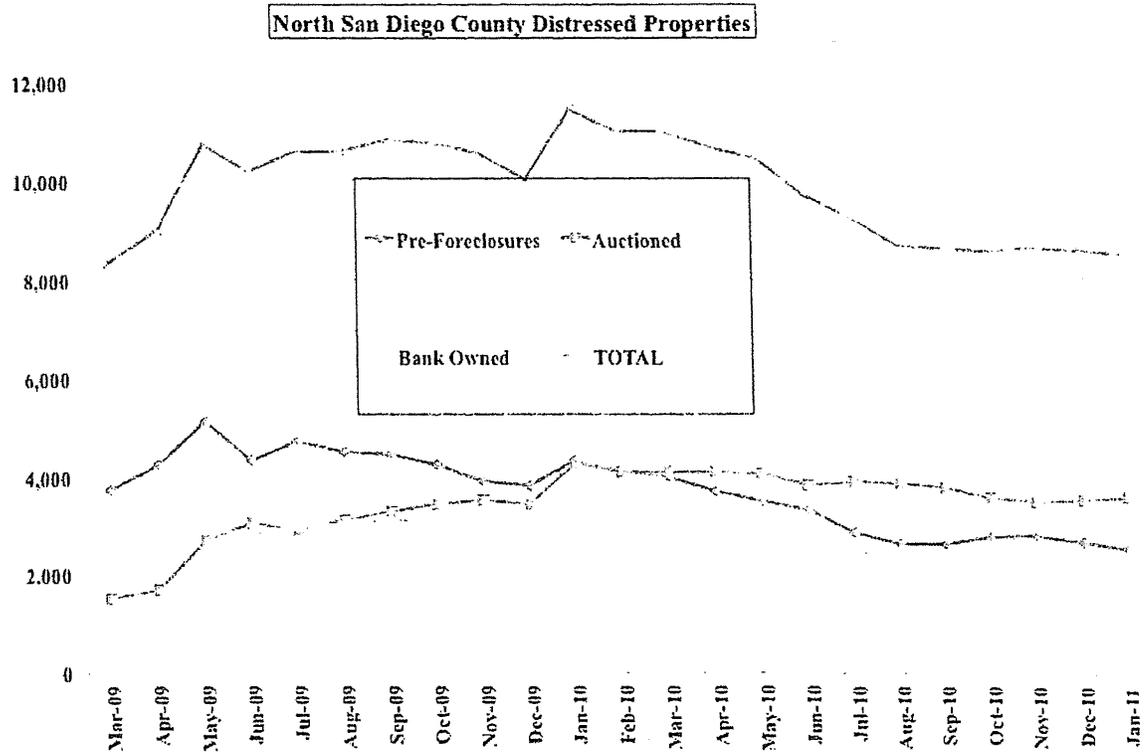
<sup>6</sup> See footnote 3.

North San Diego County HomeDex™  
Foreclosure Activity Report – Ending December 2010

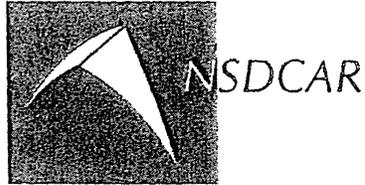
North San Diego County Zip Codes	Number of Pre-Foreclosure Properties <sup>1</sup> ending December 2010	% Chg. from Pre-Foreclosures ending November 2010	Number of Bank-Owned ending December 2010	% Chg. from Bank-Owned ending November 2010
92003 - BONSALL	19	-5.00%	33	0.00%
92007 - CARDIFF	15	0.00%	9	0.00%
92008 - CARLSBAD	49	2.08%	37	-9.76%
92009 - CARLSBAD	105	-5.41%	107	1.90%
92010 - CARLSBAD	35	-5.41%	50	4.17%
92011 - CARLSBAD	27	-10.00%	23	-4.17%
92014 - DEL MAR	15	-11.76%	15	0.00%
92024 - ENCINITAS	86	1.18%	57	3.64%
92025 - ESCONDIDO	87	-4.40%	106	-0.93%
92026 - ESCONDIDO	163	-1.81%	135	1.50%
92027 - ESCONDIDO	150	-15.73%	135	9.76%
92028 - FALLBROOK	129	-7.86%	157	-0.63%
92029 - ESCONDIDO	64	-7.25%	36	-2.70%
92054 - OCEANSIDE	86	-14.00%	68	4.62%
92056 - OCEANSIDE	158	-5.95%	172	-1.15%
92057 - OCEANSIDE	181	-9.05%	116	-3.33%
92059 - PALA	2	0.00%	7	-22.22%
92061 - PAUMA VALLEY	3	-40.00%	17	0.00%
92064 - POWAY	90	-6.25%	77	-1.28%
92065 - RAMONA	113	-2.59%	152	0.00%
92067 - RANCHO SANTA FE	16	-5.88%	21	-4.55%
92068 - SAN LUIS REY	0	-	0	#DIV/0!
92069 - SAN MARCOS	114	2.70%	129	1.57%
92075 - SOLANA BEACH	17	0.00%	23	-4.17%
92078 - SAN MARCOS	146	-5.19%	75	-2.60%
92081 - VISTA	54	-12.90%	43	7.50%
92082 - VALLEY CENTER	67	-4.29%	90	-4.26%
92083 - VISTA	77	-12.50%	100	2.04%
92084 - VISTA	118	-4.07%	99	-3.88%
92091 - RANCHO SANTA FE	7	0.00%	4	0.00%
92127 - RANCHO BERNARDO	90	-4.26%	111	13.27%
92128 - RANCHO BERNARDO	108	3.85%	70	-6.67%
92129 - RANCHO PENASQUITOS	96	-4.95%	49	4.26%
92130 - CARMEL VALLEY	61	0.00%	56	3.70%
<b>TOTALS</b>	<b>2,548</b>	<b>-5.70%</b>	<b>2,379</b>	<b>0.55%</b>

Prepared for the North San Diego County Association of REALTORS® by Robert Brown, Ph.D.  
Department of Economics California State University, San Marcos. Direct inquiries to Robert Brown  
[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 760-734-3976.

# North San Diego County HomeDex™ Foreclosure Activity Report – Ending December 2010



<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.



**Vista Administrative Offices &  
Service Center**

906 Sycamore Ave., Suite 104  
Vista, CA 92081  
Phone: (760) 734-3971  
Fax: (760) 734-3976

**Escondido Service Center**

1802 S. Escondido Blvd., Suite E  
Escondido, CA 92025  
Phone: (760) 745-2299  
Fax: (760) 745-3842

**Carsbad Service Center**

6183 Paseo Del Norte, Ste. 150  
Carlsbad, CA 92009  
Phone: (760) 929-2100  
Fax: (760) 929-2115

**Carmel Valley Service Center**

12707 High Bluff Drive, Suite 125  
San Diego, CA 92130  
Phone: (858) 350-1600  
Fax: (858) 350-0380

**Fallbrook Service Center**

126 West Beech  
Fallbrook, CA 92028  
Phone: (760) 728-5811  
Fax: (760) 728-0646

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