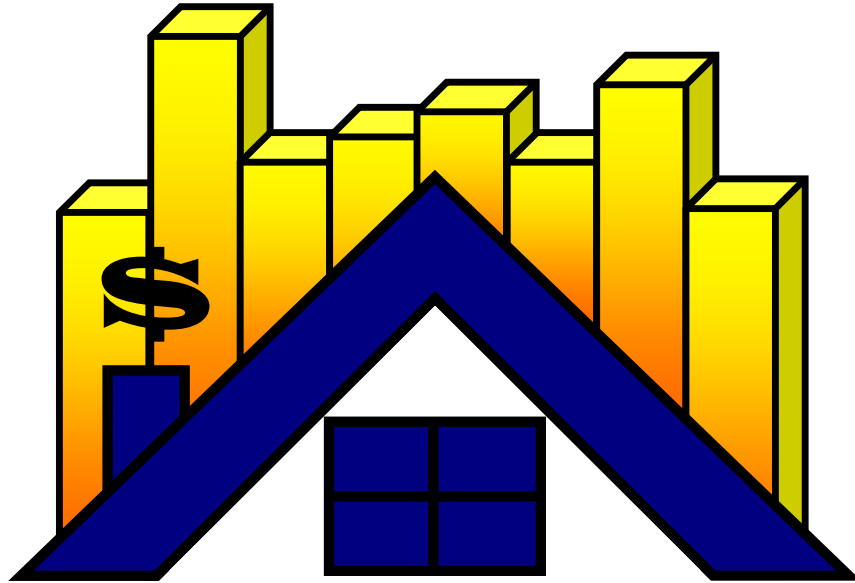




North San Diego County
Association of REALTORS®



North San Diego County **HomeDex™**

North County
June 2013 REPORT
May 2013 Statistics

HomeDex is an exclusive NSDCAR member benefit

PLEASE READ

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HomeDex™ is prepared for the North San Diego County Association of REALTORS® by Robert Brown, Ph.D., California State University, San Marcos. Questions may be directed to Dr. Brown at rbrown@csusm.edu; phone # (760)750-4196 or to NSDCAR Communications Director, Lynn Sullivan, at Communications@nsdcar.com; phone # (760) 734-3971.

Data source: Sandicor, Inc.

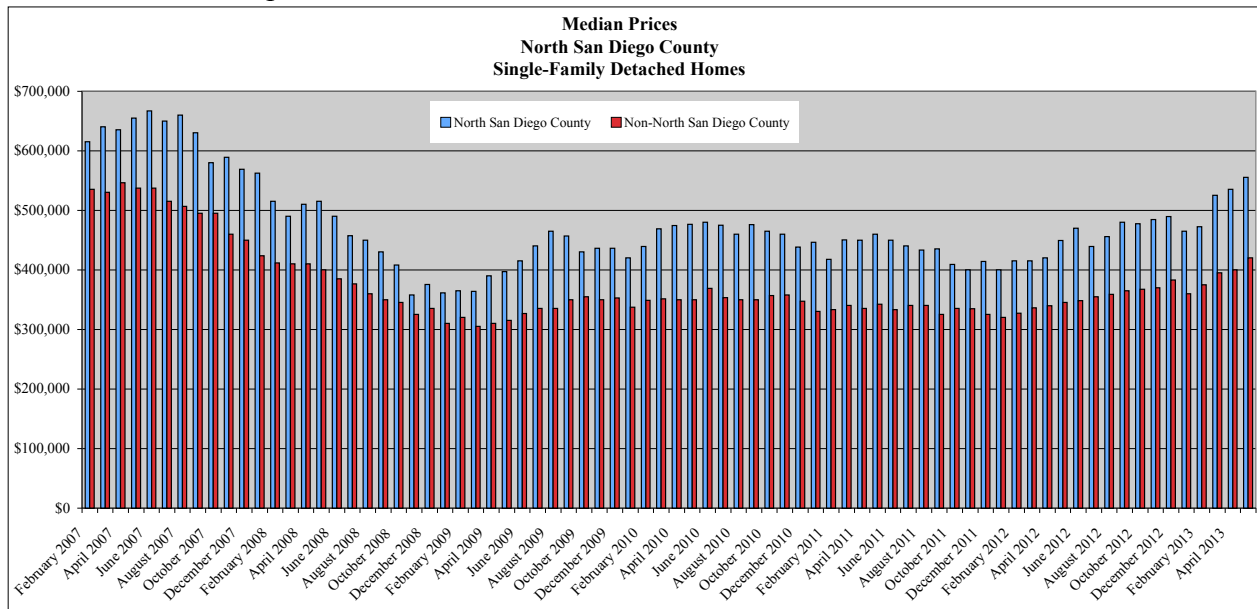
Statistics obtained from MLS data.

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North San Diego County HomeDex™ May 2013 Summary Report Single-Family Detached Homes

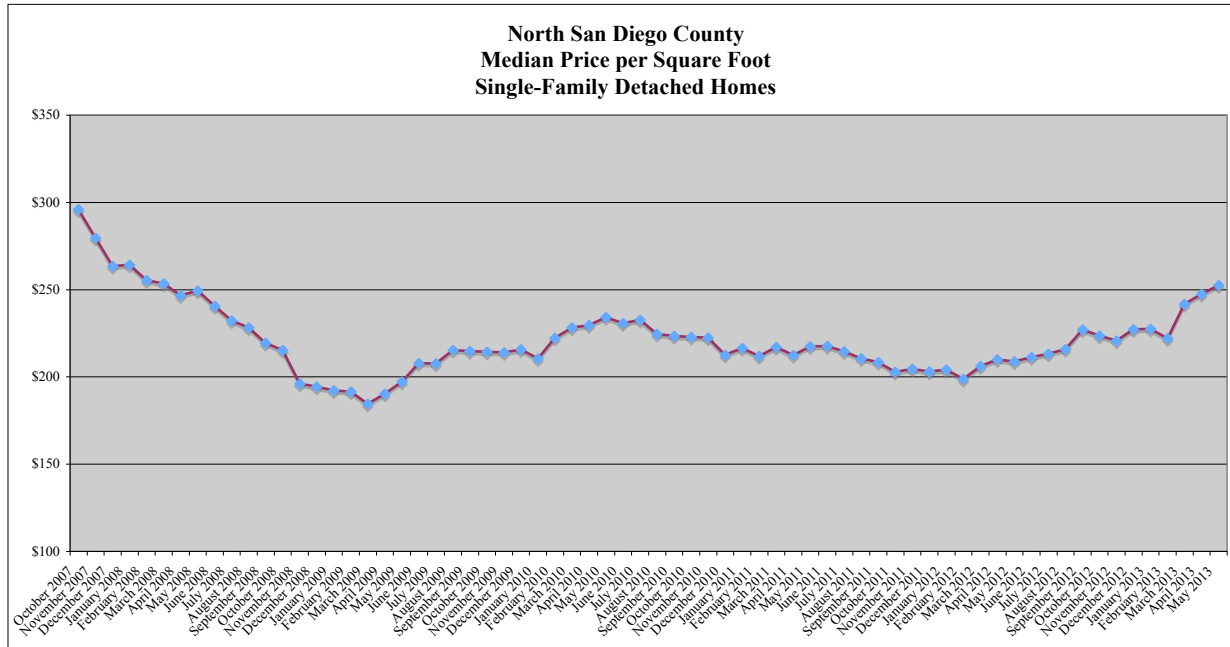
Single-Family Detached Home Prices

- The median price for all homes in North San Diego County – single-family detached and single-family attached – increased from \$470,000 in April 2013 to \$485,000 in May 2013.¹
- The median-priced single-family detached (SFD) home in North San Diego County rose 3.83 percent, to \$555,500 in May 2013 from \$535,000 in April 2013. Year-over median SFD price in North San Diego County increased 23.72 percent, compared to \$449,000 in May 2012, making a ten-month trend of year-over median price increases (the last three months exceeding 25 percent). Spring 2013 has reported the highest median prices in North County since mid-2008.
- The SFD median price in non-North County Zip Codes rose five percent, from \$400,000 in April 2013 to \$420,000 in May 2013. Year-over non-North County median price increased 21.74 percent, compared to \$345,000 in May 2012, a 14-month trend of year-over median price increases.
- The median SFD price in San Diego County increased four percent, from \$450,000 in April 2013 to \$467,950 in May 2013. Year-over county-level SFD median price increased 23.14 from May 2012, the 12th month of year-over median price increases.



North San Diego County HomeDex™ May 2013 Summary Report Single-Family Detached Homes

- The median days-on-market for North San Diego County SFD homes sold, fell from 19 days in April 2013 to 18 days in May 2013.²
- The SFD median price-per-square foot increased to \$252 in May 2013, from \$247 in April 2013, and increased 20.96 percent year-over from May 2012.

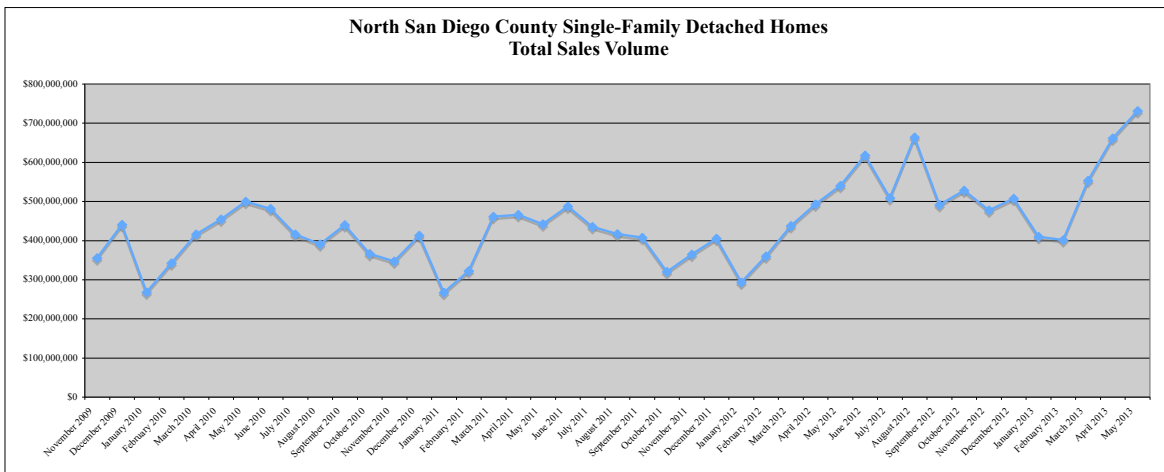
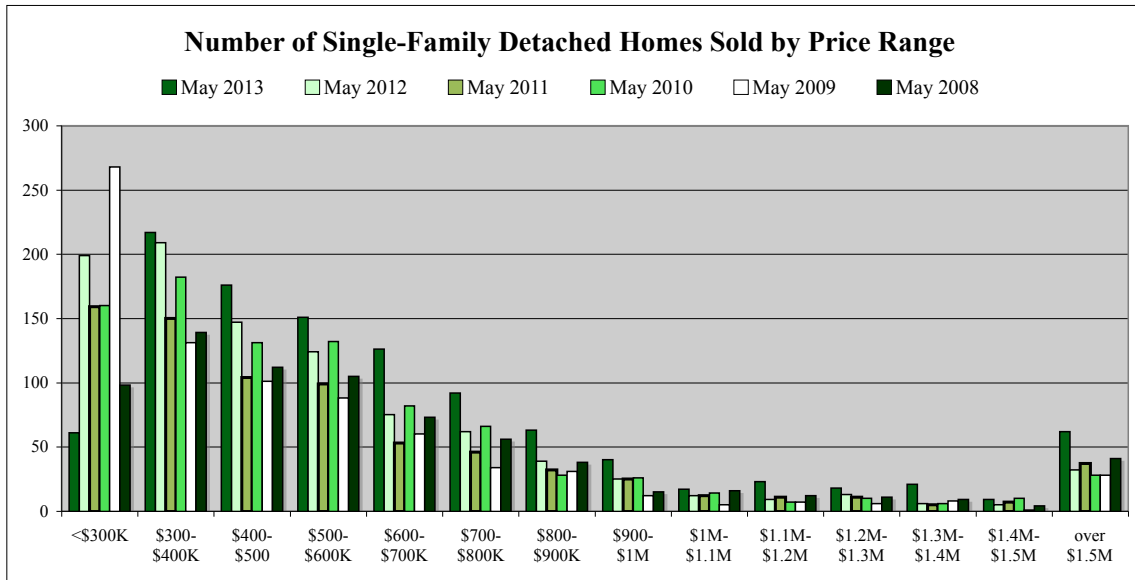


North San Diego County HomeDex™

May 2013 Summary Report

Single-Family Detached Homes

- The number of sold SFD units in North San Diego County increased 11.49 percent in May 2013 from April 2013. Year-over sold SFD units increased 12.54 percent from May 2012.
- SFD total sales volume jumped 35.33 percent year-over compared to May 2012, the 14th straight year-over monthly increase.



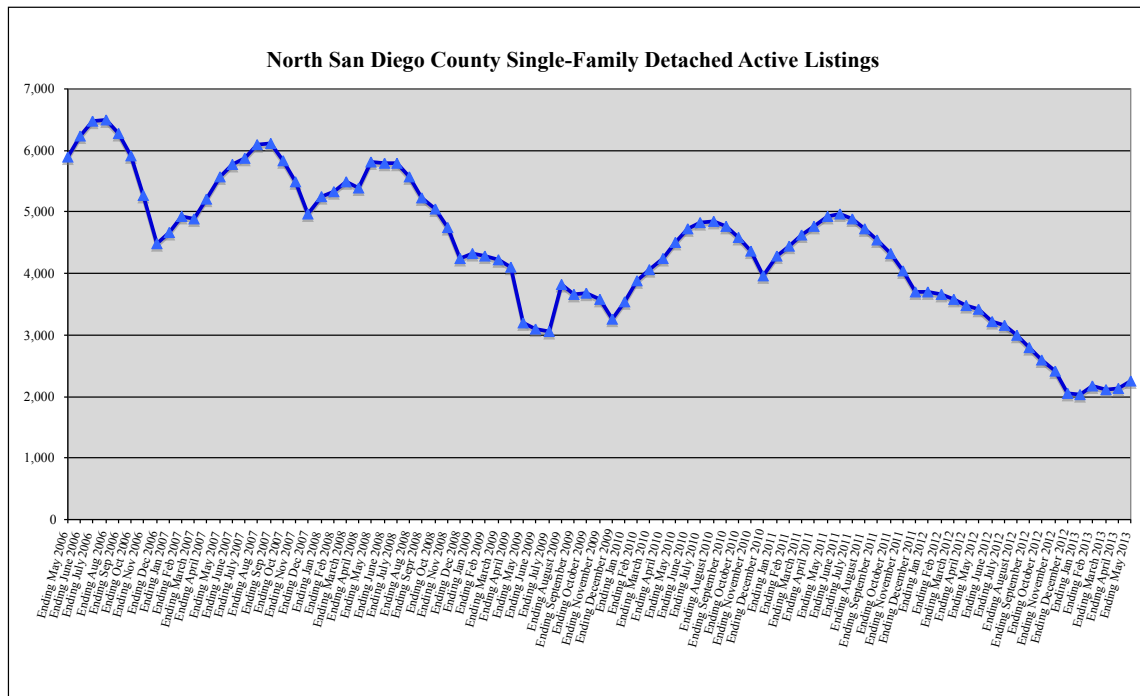
Prepared for the North San Diego County Association of REALTORS® by Robert Brown, Ph.D.
 Department of Economics California State University, San Marcos. Inquiries may be directed to Robert Brown
rbrown@csusm.edu or 760-750-4196; or Lynn Sullivan, NSDCAR Communications Director: lynn@nsdcar.com or
 760-734-3976. Data source: Sandicor, Inc. Comparisons are not based on identical samples of homes sold and do not
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North San Diego County HomeDex™

May 2013 Summary Report

Single-Family Detached Homes

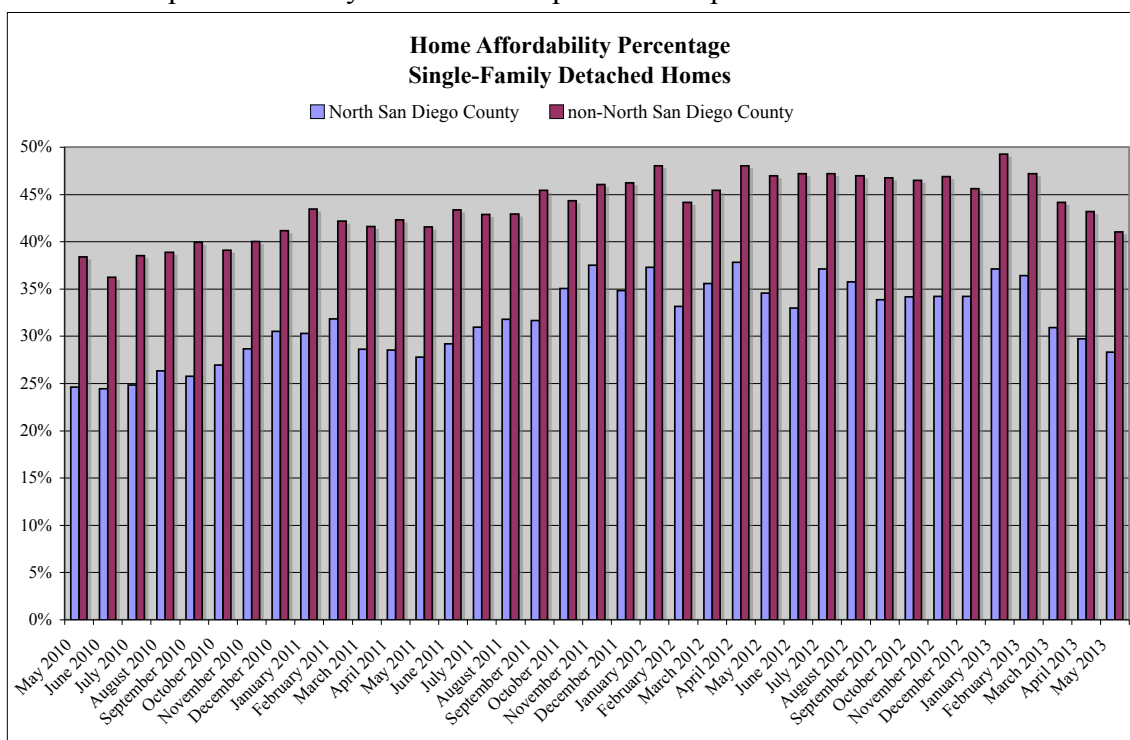
- SFD listings (active and contingent) in North San Diego County increased 5.35 percent in May 2013 from April 2013, but decreased 34.56 percent year-over compared to May 2012 – continuing a 21-month trend of year-over declines in listings.
- SFD listings (active and contingent) in San Diego County increased 3.1 percent in May 2013 from April 2013, and decreased 35.46 percent year-over from May 2012.



North San Diego County HomeDex™ May 2013 Summary Report Single-Family Detached Homes

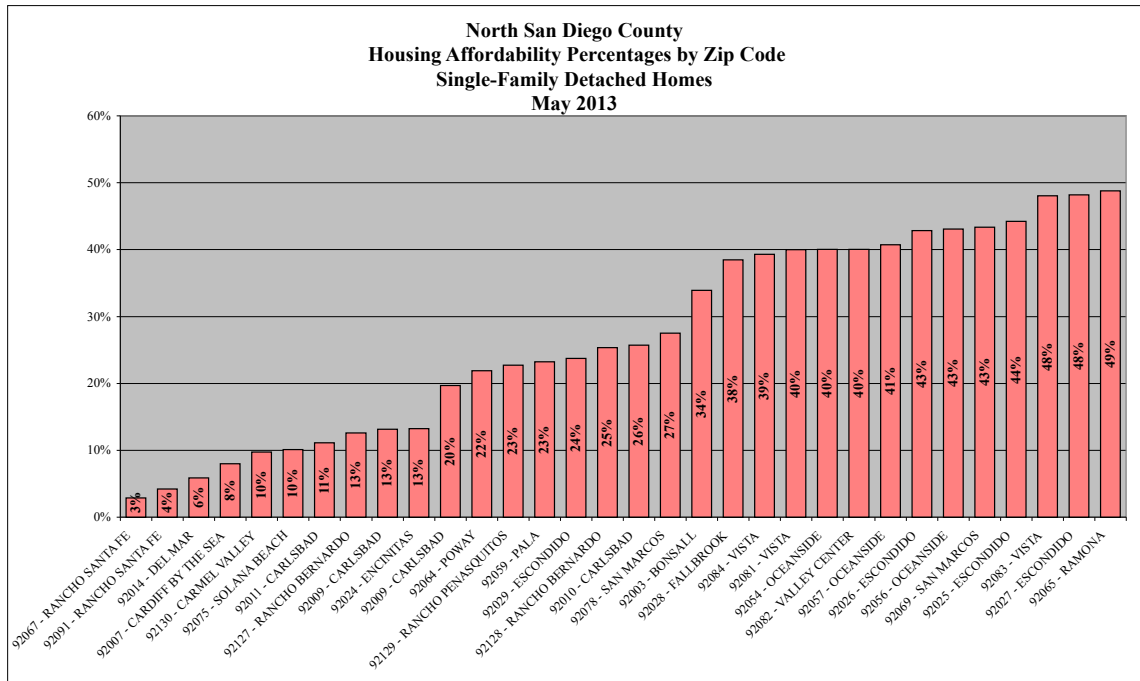
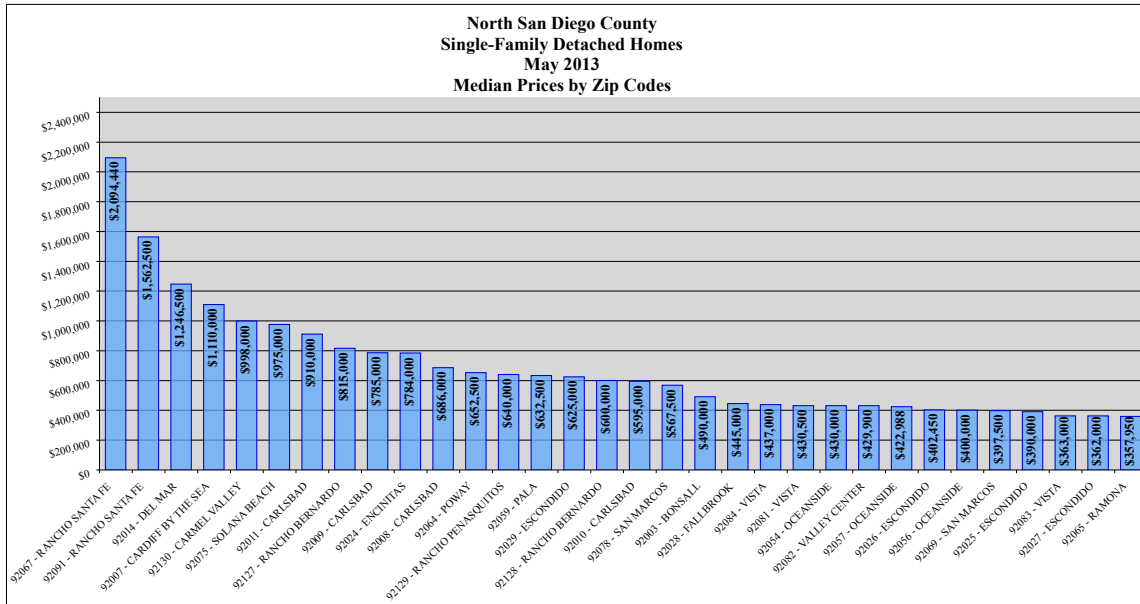
Housing Affordability – Single-Family Detached Homes

- The monthly payment – including principal, interest, property taxes, and insurance – for the median-priced SFD home in North San Diego County increased to \$2,647 in May 2013 (based on a conventional mortgage), from \$2,532 in April 2013. The monthly payment for the median-priced SFD home in non-North San Diego County increased to \$2,001 in May 2013, from \$1,893 in April 2013.
- The percent of San Diego County households that could afford the median-priced SFD home in North County decreased, from 30 percent in April 2013 to 28 percent in May 2013, according to the North San Diego County HomeDex™; the affordability percentage in non-North County Zip Codes decreased, from 43 percent in April 2013 to 41 percent in May 2013.³
- In May 2012, the affordability percentage was 35 percent in North San Diego County and 47 percent in non-North San Diego County.
- The HomeDex™ affordability percentage for all homes in North San Diego County – single-family detached and single-family attached together – decreased to 34 percent in May 2013 from 36 percent in April 2013.



North San Diego County HomeDex™ May 2013 Summary Report Single-Family Detached Homes

Single-Family Detached Home Prices and Affordability by North County Zip Codes⁴



North San Diego County HomeDex™
May 2013 Summary Report
Single-Family Detached Homes

North San Diego County Housing Characteristics Single-Family Detached Homes May 2013	
Median Price	\$555,500
Average Price	\$701,277
Median Price per Square Foot	\$252
Lowest-Priced Home Sold	\$110,000
Highest-Priced Home Sold	\$5,700,000
Number Units Sold	1,077
Total Sales	\$755,274,865
Median Days on Market	18
Median Square Feet	2,217
Median Number of Bedrooms	4
Median Number of Baths	3
Median Lot Size (sq. feet)	9,845
Median Age (years) of Homes Sold	24

Month/Year	Median Home Prices		HomeDex™ (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
May 2012	\$449,000	\$335,000	37%	47%
June 2012	\$470,000	\$348,000	33%	47%
July 2012	\$439,250	\$355,000	37%	47%
August 2012	\$456,000	\$359,000	36%	47%
September 2012	\$480,000	\$365,000	34%	47%
October 2012	\$477,500	\$367,200	34%	46%
November 2012	\$484,500	\$369,900	34%	47%
December 2012	\$489,500	\$383,000	34%	46%
January 2013	\$465,500	\$360,000	37%	49%
February 2013	\$472,500	\$375,000	36%	47%
March 2013	\$525,000	\$395,500	31%	44%
April 2013	\$535,000	\$400,000	30%	43%
May 2013	\$555,500	\$420,000	28%	41%

Prepared for the North San Diego County Association of REALTORS® by Robert Brown, Ph.D.
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 imply statistical significance.

North San Diego County HomeDex™
May 2013 Summary Report
Single-Family Detached Homes

North San Diego County Zip Codes	May 2013 Affordability	May 2012 Affordability	May 2013 Median Price	% Price Chg. from May 2012	May 2013 Sold Listings	Median Days on Market May 2013	Med. Days on Market % Chg. from April 2013
92003 - BONSBALL	34%	20%	\$490,000	-24%	6	38	-33%
92007 - CARDIFF	8%	6%	\$1,110,000	-7%	8	33	16%
92008 - CARLSBAD	20%	25%	\$686,000	24%	21	33	22%
92009 - CARLSBAD	13%	14%	\$785,000	8%	65	13	-26%
92010 - CARLSBAD	26%	27%	\$595,000	12%	17	8	7%
92011 - CARLSBAD	11%	20%	\$910,000	43%	19	14	17%
92014 - DEL MAR	6%	8%	\$1,246,500	20%	16	49	139%
92024 - ENCINITAS	13%	12%	\$784,000	2%	46	9	-18%
92025 - ESCONDIDO	44%	53%	\$390,000	28%	31	19	19%
92026 - ESCONDIDO	43%	49%	\$402,450	21%	54	21	86%
92027 - ESCONDIDO	48%	57%	\$362,000	32%	45	15	-49%
92028 - FALLBROOK	38%	47%	\$445,000	30%	69	32	10%
92029 - ESCONDIDO	24%	26%	\$625,000	14%	24	26	-21%
92054 - OCEANSIDE	40%	53%	\$430,000	41%	21	34	-43%
92056 - OCEANSIDE	43%	48%	\$400,000	19%	44	14	-28%
92057 - OCEANSIDE	41%	46%	\$422,988	20%	56	24	9%
92058 - OCEANSIDE	47%	-	\$369,500	-	16	28	-
92059 - PALA	23%	61%	\$632,500	153%	2	35	-
92061 - PAUMA VALLEY	-	-	-	-	0	-	-
92064 - POWAY	22%	29%	\$652,500	31%	60	24	-45%
92065 - RAMONA	49%	53%	\$357,950	19%	42	33	-64%
92067 - RANCHO SANTA FE	3%	2%	\$2,094,440	-11%	26	59	-
92068 - SAN LUIS REY	-	-	-	-	0	-	-
92069 - SAN MARCOS	43%	47%	\$397,500	15%	32	14	-84%
92075 - SOLANA BEACH	10%	11%	\$975,000	13%	9	8	-43%
92078 - SAN MARCOS	27%	31%	\$567,500	18%	44	25	-16%
92081 - VISTA	40%	50%	\$430,500	32%	24	13	-50%
92082 - VALLEY CENTER	40%	37%	\$429,900	1%	25	26	-21%
92083 - VISTA	48%	59%	\$363,000	38%	29	14	-79%
92084 - VISTA	39%	53%	\$437,000	45%	30	17	-28%
92091 - RANCHO SANTA FE	4%	2%	\$1,562,500	-28%	2	45	207%
92127 - RANCHO BERNARDO	13%	17%	\$815,000	18%	52	13	4%
92128 - RANCHO BERNARDO	25%	32%	\$600,000	27%	57	17	113%
92129 - RANCHO PENASQUITOS	23%	26%	\$640,000	16%	42	13	0%
92130 - CARMEL VALLEY	10%	11%	\$998,000	19%	59	15	-

North San Diego County HomeDex™

May 2013 Summary Report

Single-Family Detached Homes

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

² 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.

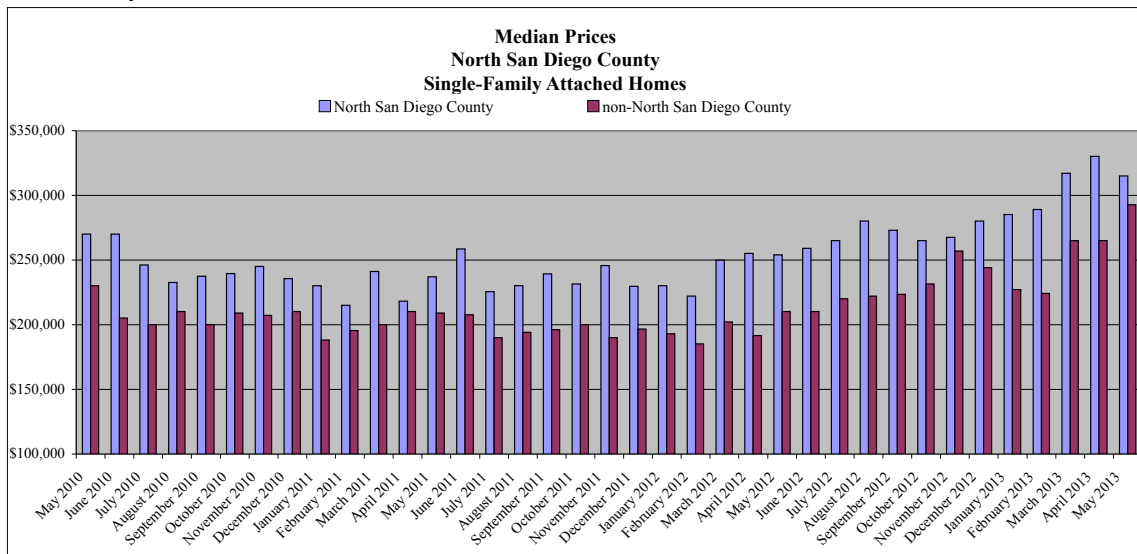
³ HomeDex™ affordability percentages assume homeowners place 20 percent down and spend no more than a third of their income on housing, which in North County required an annual income of \$105,872 for the median-priced SFD home – an amount earned by 28 percent of San Diego County households.

⁴ Monthly median prices and 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.

North San Diego County HomeDex™ May 2013 Summary Report Single-Family Attached Homes

Single-Family Attached Home Prices

- The North San Diego County median-priced single-family attached (SFA) home fell 4.55 percent, to \$315,000 in May 2013 from \$330,000 in April 2013. Non-North San Diego County SFA home median price increased 10.47 percent, from \$265,000 in April 2013 to \$292,750 in May 2013.¹
- North San Diego County SFA median price increased 24.02 percent year-over, from \$254,000 in May 2012, marking the sixth month of year-over price increases exceeding 20 percent. Non-North County SFA median year-over price jumped 39.4 percent, compared to \$210,000 in May 2012.
- San Diego County SFA home median price increased 5.17 percent, from \$290,000 in April 2013 to \$305,000 in May 2013. Year-over county median price increased 32.61 percent, from \$230,000 in May 2012.
- The median number of days-on-market for North County SFA homes sold decreased, from 19 days in April 2013 to 18 days in May 2013. The average number of days-on-market increased, from 47 days in April 2013 to 53 days in May 2013.²

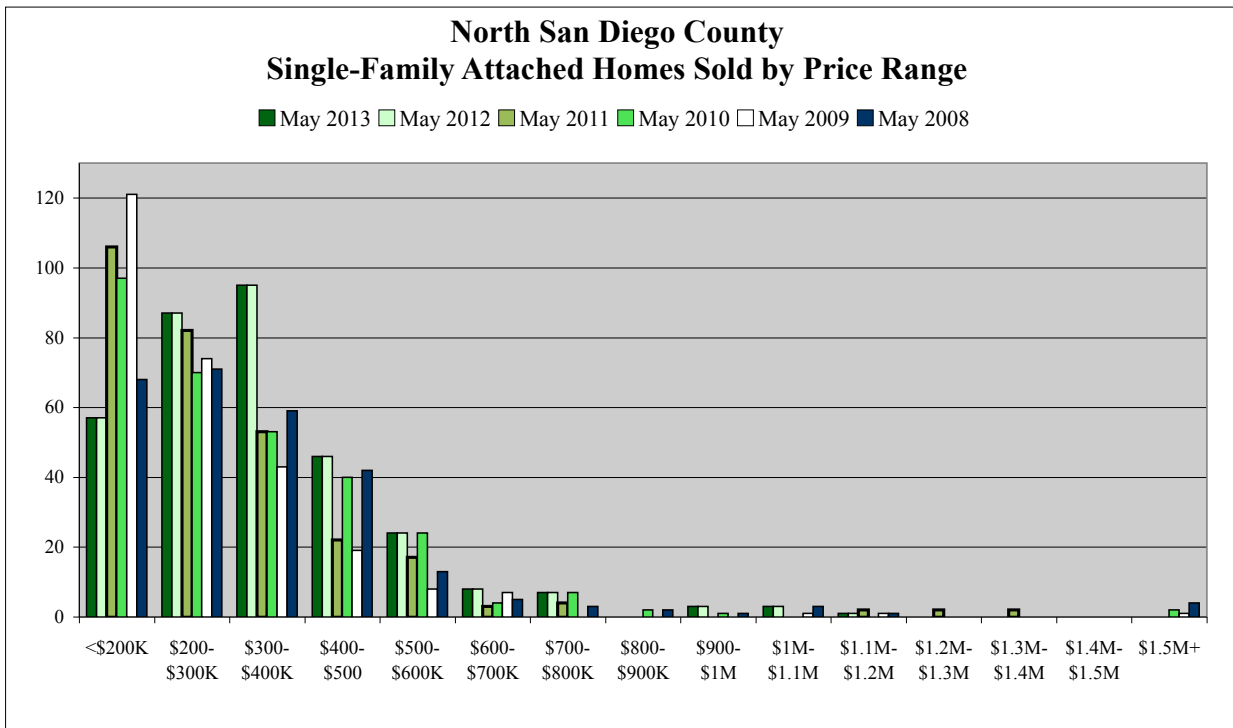


North San Diego County HomeDex™

May 2013 Summary Report

Single-Family Attached Homes

- The number of sold SFA units increased 5.08 percent from April 2103 to May 2013; the number of sold SFA units in non-North County Zip Codes jumped 21.15 percent from April 2013 to May 2013.
- Year-over SFA sales in North San Diego County increased 4.09 percent, from May 2012. Non-North County year-over sold units increased 11.11, compared to May 2012.
- SFA listings (active and contingent) in North San Diego County increased slightly by 0.88 percent in May 2013 from April 2013, but dropped 46.18 percent year-over from May 2012. San Diego County SFA listings (active and contingent) decreased 0.81 percent in May 2013 from April 2013, and decreased 38.02 percent year-over compared to May 2012.



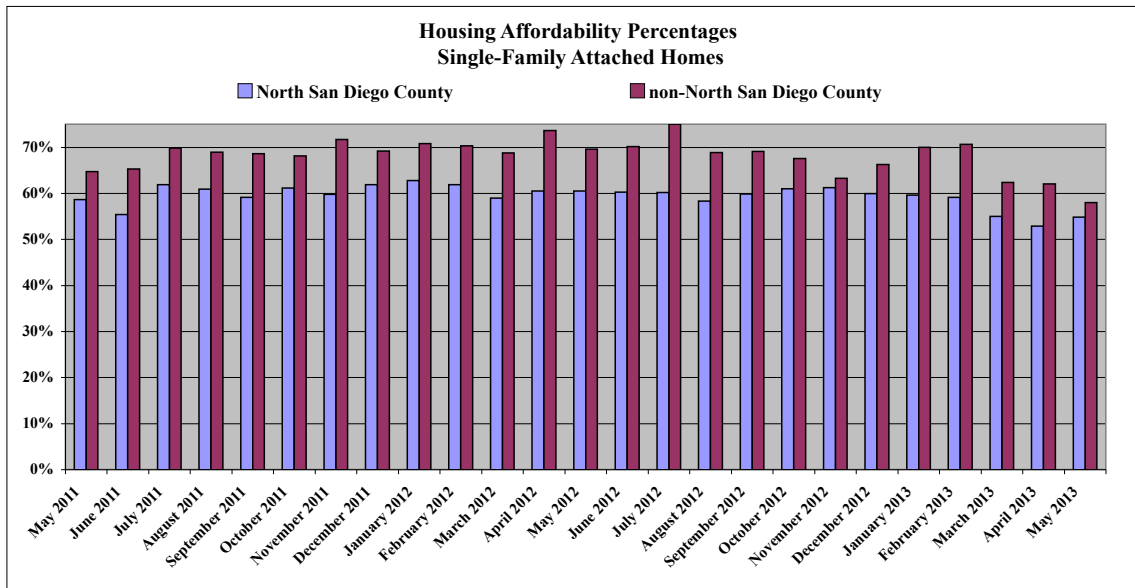
North San Diego County HomeDex™

May 2013 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, from \$1,562 in April 2013 to \$1,501 in May 2013. The monthly payment for the median-priced SFA home in non-North San Diego County zip codes increased, from \$1,254 in April 2013 to \$1,395 in May 2013.
- The percent of San Diego County households able to afford the median-priced SFA home in North County was 55 percent in May 2013, up from 53 percent in April 2013.³ The SFA home affordability level for non-North San Diego County zip codes decreased, from 62 percent in April 2013 to 58 percent in May 2013.
- 60 percent of county households were able to afford the median-priced SFA home in North San Diego County in May 2012, and 70 percent were able to afford the median-priced SFA home in non-North County zip codes.



North San Diego County HomeDex™
May 2013 Summary Report
Single-Family Attached Homes

North San Diego County Housing Characteristics Single-Family Attached Homes May 2013	
Median Price	\$315,000
Average Price	\$345,151
Median Price per Square Foot	\$255
Lowest-Priced Home Sold	\$62,000
Highest-Priced Home Sold	\$1,175,000
Number Units Sold	331
Total Sales	\$114,245,001
Median Days on Market	18
Median Square Feet	1,258
Median Number of Bedrooms	2
Median Number of Baths	2
Median Age (years) of Homes Sold	27

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
May 2012	\$254,000	\$210,000	60%	70%
June 2012	\$259,000	\$210,000	60%	70%
July 2012	\$265,000	\$220,000	60%	75%
August 2012	\$280,000	\$222,000	58%	69%
September 2012	\$273,000	\$223,500	60%	69%
October 2012	\$265,000	\$231,500	61%	68%
November 2012	\$267,500	\$256,850	61%	63%
December 2012	\$280,000	\$244,000	60%	66%
January 2013	\$285,000	\$227,000	60%	70%
February 2013	\$289,000	\$224,000	59%	71%
March 2013	\$317,000	\$265,000	55%	62%
April 2013	\$330,000	\$265,000	53%	62%
May 2013	\$315,000	\$292,750	55%	58%

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North San Diego County HomeDex™
May 2013 Summary Report
Single-Family Attached Homes

North San Diego County Zip Codes	May 2013 Affordability	May 2012 Affordability	May 2013 Median Price	% Price Chg. from May 2012	May 2013 Sold Listings	Median Days on Market May 2013	Med. Days on Market % Chg. from April 2013
92003 - BONSALL	87%	78%	\$125,000	-26%	3	90	76%
92007 - CARDIFF	33%	43%	\$499,000	34%	3	8	33%
92008 - CARLSBAD	13%	35%	\$780,000	75%	5	43	-25%
92009 - CARLSBAD	50%	53%	\$350,000	15%	31	21	100%
92010 - CARLSBAD	58%	55%	\$290,000	1%	5	18	89%
92011 - CARLSBAD	34%	44%	\$487,124	33%	10	25	11%
92014 - DEL MAR	33%	18%	\$495,000	-27%	7	5	-58%
92024 - ENCINITAS	32%	52%	\$510,000	65%	15	52	206%
92025 - ESCONDIDO	75%	93%	\$200,000	167%	7	37	85%
92026 - ESCONDIDO	71%	80%	\$218,700	41%	8	35	92%
92027 - ESCONDIDO	88%	87%	\$119,575	3%	4	45	34%
92028 - FALLBROOK	82%	85%	\$155,000	27%	3	44	238%
92029 - ESCONDIDO	56%	79%	\$310,000	94%	1	7	8%
92054 - OCEANSIDE	46%	54%	\$375,000	27%	15	31	-66%
92056 - OCEANSIDE	66%	75%	\$245,000	32%	25	12	-4%
92057 - OCEANSIDE	74%	81%	\$203,150	35%	18	21	-42%
92058 - OCEANSIDE	70%	82%	\$222,500	-	9	27	-
92059 - PALA	60%	-	\$275,000	-	2	214	-
92061 - PAUMA VALLEY	-	-	-	-	0	-	-
92064 - POWAY	46%	58%	\$377,938	38%	8	7	-90%
92065 - RAMONA	80%	-	\$173,000	-	7	76	-20%
92067 - RANCHO SANTA FE	-	12%	-	-	0	-	-
92068 - SAN LUIS REY	-	-	-	-	0	-	-
92069 - SAN MARCOS	70%	78%	\$225,500	33%	4	70	509%
92075 - SOLANA BEACH	22%	24%	\$652,500	13%	6	29	16%
92078 - SAN MARCOS	53%	63%	\$325,000	34%	25	41	41%
92081 - VISTA	53%	55%	\$331,375	14%	4	9	-39%
92082 - VALLEY CENTER	-	-	-	-	0	-	-
92083 - VISTA	68%	84%	\$232,250	79%	6	10	-
92084 - VISTA	82%	82%	\$156,500	10%	4	41	-
92091 - RANCHO SANTA FE	23%	19%	\$630,000	-3%	2	17	-63%
92127 - RANCHO BERNARDO	51%	57%	\$341,000	24%	25	13	-19%
92128 - RANCHO BERNARDO	55%	66%	\$311,000	37%	40	9	-35%
92129 - RANCHO PENASQUITOS	63%	64%	\$261,000	9%	10	17	143%
92130 - CARMEL VALLEY	44%	35%	\$394,500	-11%	28	11	-5%

North San Diego County HomeDex™

May 2013 Summary Report

Single-Family Attached Homes

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

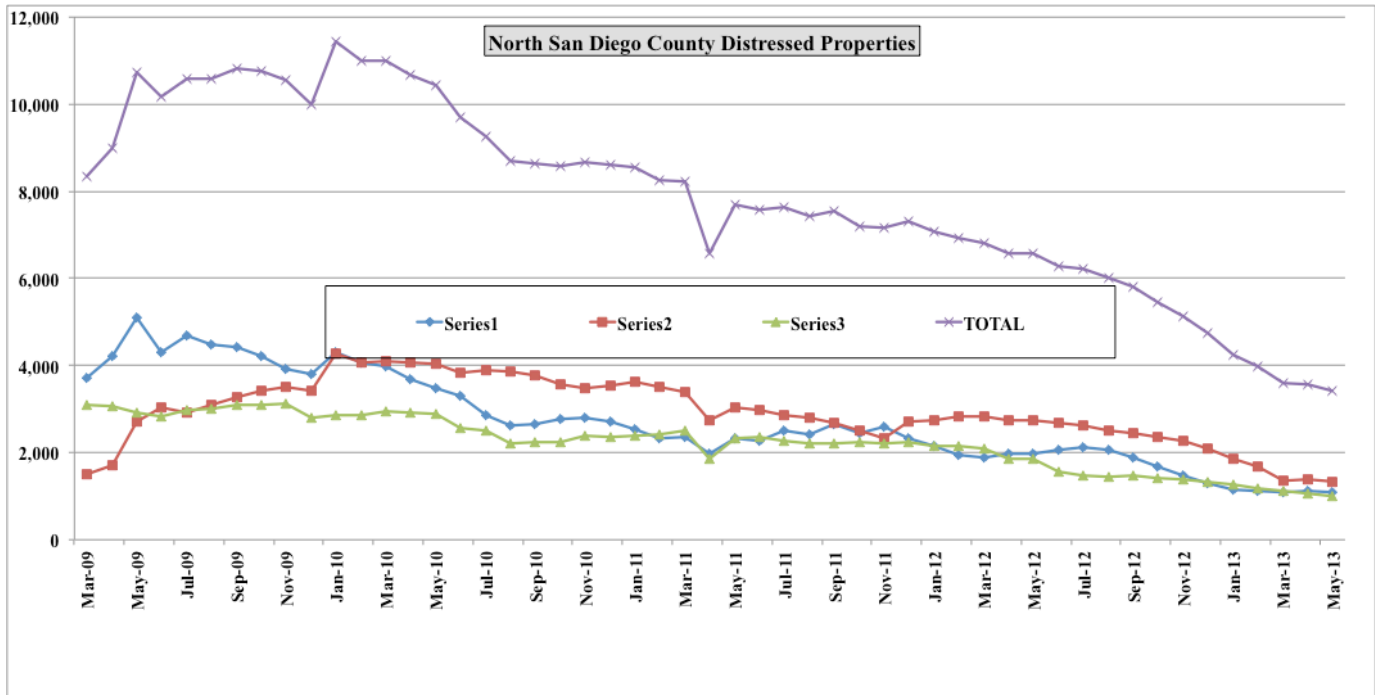
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³ HomeDex™ affordability percentages assume homeowners place 20 percent down and spend no more than a third of their income on housing, which in North County required an annual income of \$60,036 for the median-priced SFA home – an amount earned by 55 percent of San Diego County households.

North San Diego County HomeDex™
Foreclosure Activity Report – Ending April 2013

North San Diego County Zip Codes	Number of Pre-Foreclosure Properties ¹ ending May 2013	% Chg. from Pre-Foreclosures ending April 2013	Number of Bank-Owned ending May 2013	% Chg. from Bank-Owned ending April 2013
92003 - BONSALL	4	33.33%	21	-8.70%
92007 - CARDIFF	9	0.00%	3	0.00%
92008 - CARLSBAD	25	-10.71%	15	7.14%
92009 - CARLSBAD	31	-16.22%	32	-15.79%
92010 - CARLSBAD	24	4.35%	9	-18.18%
92011 - CARLSBAD	20	-55.56%	13	8.33%
92014 - DEL MAR	7	-22.22%	21	5.00%
92024 - ENCINITAS	37	2.78%	36	-2.70%
92025 - ESCONDIDO	39	-11.36%	53	1.92%
92026 - ESCONDIDO	70	0.00%	53	-7.02%
92027 - ESCONDIDO	53	12.77%	31	-13.89%
92028 - FALLBROOK	55	1.85%	56	-6.67%
92029 - ESCONDIDO	20	5.26%	30	-6.25%
92054 - OCEANSIDE	32	-3.03%	59	-6.35%
92056 - OCEANSIDE	64	1.59%	41	-12.77%
92057 - OCEANSIDE	85	0.00%	47	-7.84%
92059 - PALA	0	-	2	0.00%
92061 - PAUMA VALLEY	4	33.33%	2	0.00%
92064 - POWAY	42	-2.33%	23	-4.17%
92065 - RAMONA	54	-8.47%	51	-8.93%
92067 - RANCHO SANTA FE	6	20.00%	31	3.33%
92068 - SAN LUIS REY	0	-	0	-
92069 - SAN MARCOS	43	0.00%	61	-80.33%
92075 - SOLANA BEACH	11	22.22%	12	-
92078 - SAN MARCOS	43	0.00%	29	-14.71%
92081 - VISTA	23	-34.29%	26	8.33%
92082 - VALLEY CENTER	38	5.56%	69	-6.76%
92083 - VISTA	40	5.26%	33	-19.51%
92084 - VISTA	52	0.00%	51	2.00%
92091 - RANCHO SANTA FE	2	0.00%	3	0.00%
92127 - RANCHO BERNARDO	43	10.26%	38	-2.56%
92128 - RANCHO BERNARDO	40	-6.98%	18	-18.18%
92129 - RANCHO PENASQUITOS	39	8.33%	13	-7.14%
92130 - CARMEL VALLEY	24	-7.69%	12	20.00%
TOTALS	1,079	-3.40%	994	-5.69%

North San Diego County HomeDex™ Foreclosure Activity Report – Ending April 2013



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

² Zip code 92003 (Bonsall) actually reported 96 auctioned properties in March 2013, including 87 undeveloped parcels from one proposed new development; the individual parcels from this development are reported as one auctioned property.



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