

Market Snapshot

January 2012

THE TRUTH - What are homes actually selling for?

You see the advertised list prices. But, how much are they actually selling for compared to the listing prices? You may be surprised by the answer to that.

Below is a table of selected zip codes and recent closed sales. You can see that many of the listings have sold for close to the asking price and sometimes even above it, especially in the lower price ranges below about \$300,000. You'll see this often in "distressed" properties (like bank-owned) which usually wind up in bidding wars so they get sold for more than listed. A short-sale is also considered "distressed". It is a sale that takes place only when the seller's lender forgives a portion of the loan in order for the sale to take place. These homes are normally listed for the amount that the agent feels the seller's lender will accept. They are also often listed below the true market value. To read more about distressed sales, visit www.sdhomesforsale.com/distressed.pdf.

SALES FOR January 2012 In 92014, 92024, 92122, 92130

MLS #	Address	Zip	Style	Bd	Bt	Est SF	List Price	Sold Price	SP/SF	COE	DOM
110062076	2582 Del Mar Heights Rd # 1	92014	Attached	2	2	860	\$204,900	\$197,500	\$229.65	01/11/2012	34
110066535	13665 Ruelle Le Parc # A	92014	Attached	2	2	1,164	\$299,900 - \$339,900	\$318,000	\$273.20	01/31/2012	17
110057829	2707 Caminito Verdugo	92014	Attached	3	3	1,380	\$440,000	\$435,000	\$315.22	01/13/2012	31
110064833	1660 S El Camino Real # 103	92024	Attached	2	1	810	\$154,500	\$171,000	\$211.11	01/09/2012	16
110053873	1730 S El Camino Real # 104	92024	Attached	2	2	906	\$199,900	\$200,000	\$220.75	01/05/2012	46
120001272	1876 Forestdale Dr	92024	Attached	2	1	884	\$275,000	\$242,000	\$273.76	01/25/2012	7
110049563	205 Mangano Cir	92024	Attached	2	2	940	\$259,900	\$248,000	\$263.83	01/10/2012	101
110055466	3550 Lebon Dr # 6413	92122	Attached	1	1	535	\$125,000	\$121,900	\$227.85	01/13/2012	102
110056133	8889 Caminito Plaza Centro # 7317	92122	Attached	1	1	600	\$165,000	\$155,000	\$258.33	01/04/2012	56
110046810	7555 Charmant Dr # 1104	92122	Attached	1	1	704	\$164,900	\$158,500	\$225.14	01/10/2012	83
110056932	8324 Regents Rd # 1h	92122	Attached	2	2	894	\$185,012	\$175,000	\$195.75	01/10/2012	46
110066765	3937 Nobel Dr # 131	92122	Attached	1	1	600	\$185,000	\$186,500	\$310.83	01/19/2012	11
110033287	7405 Charmant Dr # 2223	92122	Attached	2	2	934	\$220,000	\$205,000	\$219.49	01/13/2012	106
110060982	4055 Crystal Dawn Ln # 102	92122	Attached	1	1	835	\$199,000 - \$250,000	\$205,000	\$245.51	01/30/2012	88
110065910	3440 Lebon Dr # 4221	92122	Attached	2	2	956	\$264,000	\$255,000	\$266.74	01/26/2012	37
110066279	3550 Lebon Dr # 6324	92122	Attached	2	2	956	\$259,000	\$259,000	\$270.92	01/20/2012	5
110062499	7957 Camino Tranquilo	92122	Attached	2	2	893	\$299,000 - \$339,000	\$277,000	\$310.19	01/10/2012	36
110063111	3550 Lebon Dr # 6109	92122	Attached	2	2	1,108	\$309,000 - \$319,000	\$290,000	\$261.73	01/27/2012	55
110042009	7235 Calabria Ct # 95	92122	Attached	2	2	1,019	\$329,000	\$342,500	\$336.11	01/06/2012	169
110041596	3890 Nobel Dr # 1806	92122	Attached	2	2	1,717	\$850,000	\$750,000	\$436.81	01/26/2012	118
110063796	3887 Pell Pl # 330	92130	Attached	1	1	748	\$250,000	\$238,000	\$318.18	01/27/2012	53
110034246	4049 Carmel View Rd # 84	92130	Attached	1	1	886	\$246,891	\$242,100	\$273.25	01/19/2012	6
110059949	12588 Carmel Creek Rd # 35	92130	Attached	2	2	864	\$279,900	\$271,500	\$314.24	01/17/2012	34
110049148	12618 Carmel Country Rd Rd # 58	92130	Attached	2	3	1,088	\$310,000	\$310,000	\$284.93	01/25/2012	116
110065753	4005 Carmel View Rd # 64	92130	Attached	2	2	1,071	\$289,900	\$310,100	\$289.54	01/18/2012	8
110058135	12618 Carmel Country Rd # 63	92130	Attached	2	3	1,178	\$350,000 - \$375,000	\$353,000	\$299.66	01/17/2012	38
110054074	3887 Pell Pl # 102	92130	Attached	2	2	1,246	\$379,000	\$380,000	\$304.98	01/19/2012	65
110043216	3808 Mykonos Ln # 19	92130	Attached	2	3	1,202	\$425,000	\$390,000	\$324.46	01/05/2012	102
110067094	12467 Ruelle Alliante	92130	Attached	2	3	1,276	\$399,000	\$410,000	\$321.32	01/24/2012	7
110059342	2775 Montego Cv	92014	Detached	3	2	1,712	\$739,999 - \$769,999	\$693,300	\$404.97	01/27/2012	83
090060034	445 Camino Del Mar	92014	Detached	2	2	896	\$895,000	\$750,000	\$837.05	01/11/2012	772
110062649	4611 Vista De La Tierra	92014	Detached	4	3	2,889	\$945,000	\$945,000	\$327.10	01/31/2012	57
120000761	14286 Recuerdo Dr	92014	Detached	4	4	3,293	\$1,749,900	\$1,900,000	\$576.98	01/30/2012	8
110061146	2105 Balboa Ave	92014	Detached	3	3	2,607	\$2,395,000	\$2,280,000	\$874.57	01/03/2012	13
110062639	1345 Via Alta	92014	Detached	3	3	2,322	\$2,795,000	\$2,400,000	\$1,033	01/23/2012	37
110032756	1701 Grand Ave	92014	Detached	4	4	3,488	\$3,995,000 - 4,295,000	\$4,150,000	\$1,189	01/06/2012	186
110063813	1255 Luneta Dr	92014	Detached	4	6	4,657	\$4,500,000 - \$4,700,000	\$4,375,000	\$939.45	01/30/2012	11

110057555	1226 Cambria Wy	92024 Detached	3	3	1,386	\$469,000	\$465,000	\$335.50	01/10/2012	52
110061047	1112 Pacifica Pl	92024 Detached	4	3	1,792	\$475,000 - \$509,888	\$480,000	\$267.86	01/09/2012	35
110021875	1510 Avenida De Los Lirios	92024 Detached	4	3	1,940	\$499,000	\$500,000	\$257.73	01/30/2012	65
110061149	2058 Shadow Grove Wy	92024 Detached	3	2	1,325	\$499,000 - \$539,000	\$517,000	\$390.19	01/19/2012	42
110063126	1611 Jerrilynn Pl	92024 Detached	3	2	1,945	\$649,000	\$640,000	\$329.05	01/03/2012	14
110065038	1628 Mapleleaf Ct	92024 Detached	4	2	2,050	\$664,900	\$664,900	\$324.34	01/25/2012	1
110046230	590 Cypress Hills Dr	92024 Detached	4	4	3,217	\$750,000 - \$800,000	\$760,000	\$236.25	01/06/2012	106
110058431	543 Guidero	92024 Detached	5	3	2,670	\$799,000	\$770,000	\$288.39	01/05/2012	39
110063594	523 Cornish Dr	92024 Detached	2	2	888	\$875,000	\$840,000	\$945.95	01/06/2012	23
110067914	2242 Rosemont Ln	92024 Detached	3	3	3,308	\$869,000	\$840,000	\$253.93	01/30/2012	31
110059311	669 Calypso Pl	92024 Detached	3	3	2,195	\$929,900	\$929,900	\$423.65	01/13/2012	38
110063535	220 Via Tierra	92024 Detached	4	4	4,146	\$1,150,000	\$1,050,000	\$253.26	01/03/2012	16
110060876	531 Kristen Ct	92024 Detached	5	5	3,902	\$1,075,000 - \$1,175,888	\$1,155,000	\$296.00	01/10/2012	35
110011986	366 La Mesa Ave	92024 Detached	4	4	3,850	\$1,599,000	\$1,525,000	\$396.10	01/09/2012	225
110041583	3256 LONE HILL LANE	92024 Detached	4	5	5,430	\$2,150,000	\$1,840,000	\$338.86	01/26/2012	168
110052512	3420 Adams Run	92024 Detached	4	6	6,003	\$2,250,000	\$1,950,000	\$324.84	01/03/2012	59
110054287	340 Neptune Ave	92024 Detached	3	3	2,474	\$2,500,000	\$2,200,000	\$889.25	01/30/2012	118
110055107	1138 Neptune Ave	92024 Detached	3	4	3,580	\$3,900,000	\$4,250,000	\$1,187.15	01/13/2012	74
110062874	4785 Robbins St	92122 Detached	4	2	1,700	\$575,000	\$530,000	\$311.77	01/30/2012	39
110053291	6894 Fisk Ave	92122 Detached	4	3	1,794	\$559,000	\$539,000	\$300.45	01/12/2012	70
110046677	5021 Via Cinta	92122 Detached	3	3	2,581	\$679,000	\$651,000	\$252.23	01/13/2012	104
110064721	4877 Cinta Ct	92122 Detached	4	3	3,070	\$795,000	\$765,000	\$249.19	01/19/2012	8
110067377	4206 Caminito Cassis	92122 Detached	3	3	1,800	\$780,000	\$780,000	\$433.33	01/06/2012	0
110056614	3927 Caminito Cassis	92122 Detached	4	3	2,439	\$995,000	\$930,000	\$381.30	01/06/2012	65
110062437	11261 Carmel Creek Rd	92130 Detached	2	3	1,410	\$499,000 - \$525,000	\$499,000	\$353.90	01/25/2012	47
110060177	12660 Carmel Country Rd # 78	92130 Detached	3	3	1,535	\$499,000 - \$524,900	\$510,000	\$332.25	01/18/2012	50
100064242	11223 Carmel Creek Rd # 5	92130 Detached	3	3	1,628	\$529,900	\$519,900	\$319.35	01/02/2012	399
110053591	6655 Rancho Del Acacia	92130 Detached	4	3	2,007	\$649,000	\$610,000	\$303.94	01/20/2012	78
110004983	4695 Bryson Ter	92130 Detached	3	3	1,804	\$665,000	\$638,000	\$353.66	01/09/2012	322
110037014	5427 Caminito Exquisito	92130 Detached	4	3	1,912	\$645,000	\$645,000	\$337.34	01/27/2012	203
110065197	3877 Ruelle San Raphael	92130 Detached	3	3	1,952	\$649,000 - \$699,000	\$662,000	\$339.14	01/11/2012	9
110060581	4219 Calle Mar De Ballenas	92130 Detached	4	3	2,182	\$700,000 - \$750,000	\$714,000	\$327.22	01/12/2012	30
110059539	4235 Plaza De La Siena	92130 Detached	4	3	2,117	\$799,000	\$772,000	\$364.67	01/04/2012	32
110051627	4940 Caminito Exquisito	92130 Detached	4	3	2,834	\$839,000	\$787,500	\$277.88	01/27/2012	79
110067164	5660 Willowmere Ln	92130 Detached	5	3	2,520	\$859,900	\$855,000	\$339.29	01/27/2012	7
110042074	5888 Blazing Star Ln	92130 Detached	5	5	3,622	\$1,149,000	\$950,000	\$262.29	01/13/2012	140
110063627	3912 Lago Di Grata Cir	92130 Detached	4	4	3,442	\$1,079,000	\$950,000	\$276.00	01/06/2012	22
110065845	4973 Hidden Dune Ct	92130 Detached	5	5	4,130	\$999,000	\$975,000	\$236.08	01/20/2012	12
110060072	14245 Via Grandar	92130 Detached	4	3	2,842	\$1,045,000	\$977,500	\$343.95	01/05/2012	40
110065501	3928 Via Cangrejo	92130 Detached	5	4	3,477	\$1,099,000	\$1,050,000	\$301.98	01/31/2012	29
110061186	13130 Sandown Wy	92130 Detached	5	5	4,396	\$1,174,200	\$1,130,000	\$257.05	01/06/2012	58
110043822	4715 Dunham Ct	92130 Detached	4	5	4,785	\$1,595,000	\$1,450,000	\$303.03	01/13/2012	122
110061135	853 America Way	92014 Townhome	2	2	1,208	\$375,000	\$372,000	\$307.95	01/13/2012	34
120000046	415 Stratford Ct	92014 Townhome	3	3	2,224	\$1,295,000	\$1,175,000	\$528.33	01/25/2012	11
110062470	1745 Charleston Ln	92024 Townhome	2	2	936	\$317,000	\$309,000	\$330.13	01/27/2012	50
110065714	541 Sweet Pea Pl	92024 Townhome	2	3	1,088	\$420,000	\$390,000	\$358.46	01/20/2012	10
110064468	411 Paseo Pacifica	92024 Townhome	1	1	903	\$495,000	\$478,000	\$529.35	01/24/2012	12
110058939	7734 Camino Noguera	92122 Townhome	3	2	1,221	\$315,000	\$300,000	\$245.70	01/13/2012	46
110043683	3203 Governor Dr	92122 Townhome	3	3	1,655	\$390,000	\$375,000	\$226.59	01/09/2012	116
110042525	4347 Nobel Dr # 136	92122 Townhome	2	3	1,766	\$425,000	\$404,000	\$228.77	01/17/2012	130
110065033	12595 RUETTE ALLIANTE #141	92130 Townhome	2	2	944	\$310,000	\$310,000	\$328.39	01/06/2012	13
110044253	3756 Mykonos Ln # 96	92130 Townhome	2	3	1,202	\$399,000	\$390,000	\$324.46	01/24/2012	127
110019999	3456 Voyager Cir	92130 Townhome	3	3	1,602	\$449,000	\$440,000	\$274.66	01/27/2012	215
110052358	13000 Requelo Pl	92130 Townhome	3	3	1,563	\$435,000	\$461,001	\$294.95	01/03/2012	110
110064433	3650 Fallon Cir	92130 Townhome	3	3	1,668	\$610,000	\$600,000	\$359.71	01/11/2012	14
110064010	717 S Vulcan Ave	92024 Twinhome	3	3	1,512	\$799,000	\$760,000	\$502.65	01/19/2012	21
110036541	12481 Carmel Cape	92130 Twinhome	3	3	1,758	\$699,000	\$657,500	\$374.01	01/19/2012	166

Data herein is taken from the San Diego MLS, Sandicor, and is believed to be accurate, but not guaranteed.

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