



# Local Market Update for February 2016

Provided by the North San Diego County Association of REALTORS®.

## Metro San Diego County

ZIP Codes: 92037, 92101, 92102, 92103, 92104, 92105, 92106, 92107, 92108, 92109, 92110, 92111, 92113, 92114, 92115, 92116, 92117, 92118, 92119, 92120, 92121, 92122, 92123, 92124, 92126, 92131, 92139

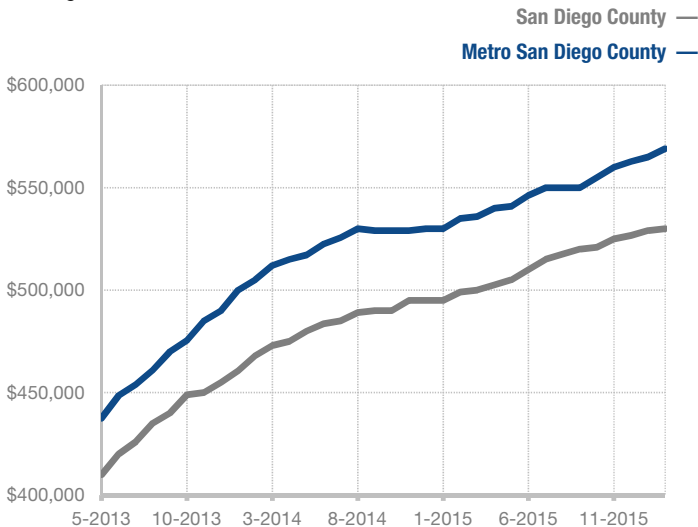
Detached Single-Family	February			Rolling 12 Months		
	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
<b>Key Metrics</b>						
New Listings	694	<b>688</b>	- 0.9%	8,902	<b>8,635</b>	- 3.0%
Pending Sales	529	<b>557</b>	+ 5.3%	5,958	<b>6,240</b>	+ 4.7%
Closed Sales	399	<b>362</b>	- 9.3%	5,913	<b>6,107</b>	+ 3.3%
Days on Market Until Sale	46	<b>38</b>	- 17.4%	41	<b>35</b>	- 14.6%
Median Sales Price*	\$530,000	<b>\$570,000</b>	+ 7.5%	\$535,000	<b>\$569,000</b>	+ 6.4%
Average Sales Price*	\$795,814	<b>\$803,000</b>	+ 0.9%	\$714,989	<b>\$762,156</b>	+ 6.6%
Percent of Original List Price Received*	96.4%	<b>96.5%</b>	+ 0.1%	95.9%	<b>96.8%</b>	+ 0.9%
Percent of List Price Received*	97.8%	<b>97.6%</b>	- 0.2%	97.4%	<b>98.0%</b>	+ 0.6%
Inventory of Homes for Sale	1,162	<b>979</b>	- 15.7%	--	--	--
Months Supply of Inventory	2.3	<b>1.9</b>	- 17.4%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	February			Rolling 12 Months		
	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
<b>Key Metrics</b>						
New Listings	580	<b>572</b>	- 1.4%	7,426	<b>7,615</b>	+ 2.5%
Pending Sales	417	<b>492</b>	+ 18.0%	4,910	<b>5,646</b>	+ 15.0%
Closed Sales	350	<b>332</b>	- 5.1%	4,836	<b>5,482</b>	+ 13.4%
Days on Market Until Sale	52	<b>38</b>	- 26.9%	45	<b>39</b>	- 13.3%
Median Sales Price*	\$366,250	<b>\$375,000</b>	+ 2.4%	\$365,000	<b>\$373,000</b>	+ 2.2%
Average Sales Price*	\$458,312	<b>\$458,407</b>	+ 0.0%	\$454,050	<b>\$468,313</b>	+ 3.1%
Percent of Original List Price Received*	96.2%	<b>97.0%</b>	+ 0.8%	96.2%	<b>96.9%</b>	+ 0.7%
Percent of List Price Received*	97.4%	<b>97.8%</b>	+ 0.4%	97.6%	<b>97.9%</b>	+ 0.3%
Inventory of Homes for Sale	1,096	<b>814</b>	- 25.7%	--	--	--
Months Supply of Inventory	2.7	<b>1.7</b>	- 37.0%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

**Median Sales Price – Detached Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Attached Single-Family**  
Rolling 12-Month Calculation

