



Local Market Update for February 2016

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

South San Diego County

ZIP Codes: 91902, 91910, 91911, 91913, 91914, 91915, 91932, 91950, 92154, 92173

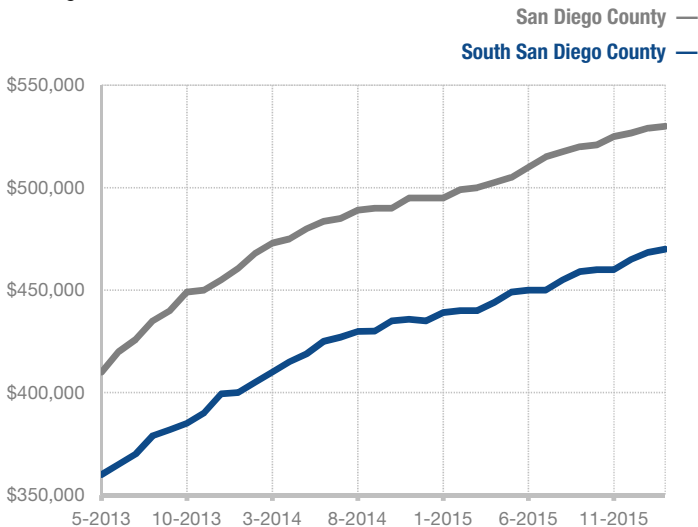
Detached Single-Family	February			Rolling 12 Months		
	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
Key Metrics						
New Listings	248	249	+ 0.4%	2,984	3,265	+ 9.4%
Pending Sales	181	223	+ 23.2%	2,191	2,490	+ 13.6%
Closed Sales	143	149	+ 4.2%	2,173	2,376	+ 9.3%
Days on Market Until Sale	48	46	- 4.2%	46	36	- 21.7%
Median Sales Price*	\$440,000	\$479,000	+ 8.9%	\$440,000	\$470,000	+ 6.8%
Average Sales Price*	\$467,336	\$504,863	+ 8.0%	\$465,148	\$497,241	+ 6.9%
Percent of Original List Price Received*	97.2%	97.3%	+ 0.1%	97.4%	97.6%	+ 0.2%
Percent of List Price Received*	97.7%	98.7%	+ 1.0%	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	429	348	- 18.9%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--

* 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
Key Metrics						
New Listings	102	111	+ 8.8%	1,298	1,332	+ 2.6%
Pending Sales	80	86	+ 7.5%	996	1,017	+ 2.1%
Closed Sales	75	60	- 20.0%	970	986	+ 1.6%
Days on Market Until Sale	52	26	- 50.0%	48	34	- 29.2%
Median Sales Price*	\$303,500	\$335,000	+ 10.4%	\$290,000	\$315,000	+ 8.6%
Average Sales Price*	\$306,649	\$330,074	+ 7.6%	\$285,807	\$310,285	+ 8.6%
Percent of Original List Price Received*	97.0%	98.7%	+ 1.8%	97.6%	98.0%	+ 0.4%
Percent of List Price Received*	98.5%	99.2%	+ 0.7%	98.5%	98.6%	+ 0.1%
Inventory of Homes for Sale	183	169	- 7.7%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--

* 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

