

Local Market Update for May 2016

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

North San Diego County
Association of REALTORS®



HOMEDEX

East San Diego County

ZIP Codes: 91901, 91905, 91906, 91916, 91917, 91931, 91934, 91935, 91941, 91942, 91945, 91948, 91962, 91963, 91977, 91978, 91980, 92004, 92019, 92020, 92021, 92036, 92040, 92066, 92070, 92071, 92086

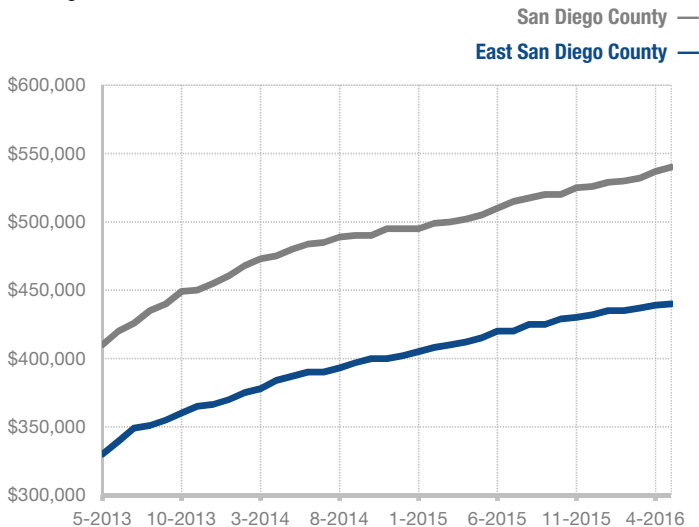
Detached Single-Family	May			Rolling 12 Months		
Key Metrics	2015	2016	Percent Change	Thru 5-2015	Thru 5-2016	Percent Change
New Listings	530	531	+ 0.2%	6,055	5,893	- 2.7%
Pending Sales	383	469	+ 22.5%	4,085	4,210	+ 3.1%
Closed Sales	401	374	- 6.7%	3,983	4,062	+ 2.0%
Days on Market Until Sale	43	32	- 25.6%	47	37	- 21.3%
Median Sales Price*	\$428,000	\$451,000	+ 5.4%	\$415,000	\$440,000	+ 6.0%
Average Sales Price*	\$459,765	\$488,779	+ 6.3%	\$437,723	\$468,133	+ 6.9%
Percent of Original List Price Received*	97.0%	97.4%	+ 0.4%	96.2%	96.9%	+ 0.7%
Percent of List Price Received*	97.8%	98.5%	+ 0.7%	97.8%	98.1%	+ 0.3%
Inventory of Homes for Sale	946	832	- 12.1%	--	--	--
Months Supply of Inventory	2.8	2.4	- 14.3%	--	--	--

* 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	May			Rolling 12 Months		
Key Metrics	2015	2016	Percent Change	Thru 5-2015	Thru 5-2016	Percent Change
New Listings	152	124	- 18.4%	1,509	1,458	- 3.4%
Pending Sales	126	133	+ 5.6%	1,154	1,225	+ 6.2%
Closed Sales	101	98	- 3.0%	1,099	1,190	+ 8.3%
Days on Market Until Sale	30	26	- 13.3%	39	28	- 28.2%
Median Sales Price*	\$242,000	\$263,450	+ 8.9%	\$226,500	\$255,000	+ 12.6%
Average Sales Price*	\$247,111	\$271,599	+ 9.9%	\$237,143	\$260,802	+ 10.0%
Percent of Original List Price Received*	98.6%	98.2%	- 0.4%	97.1%	97.7%	+ 0.6%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	98.2%	98.5%	+ 0.3%
Inventory of Homes for Sale	196	127	- 35.2%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--

* 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

