

Local Market Update for May 2016

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

North San Diego County
Association of REALTORS®



HOMEDEX

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

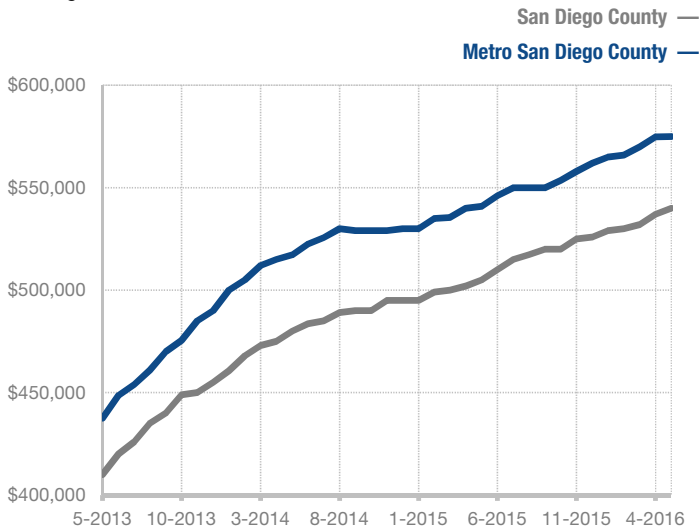
Detached Single-Family	May			Rolling 12 Months		
Key Metrics	2015	2016	Percent Change	Thru 5-2015	Thru 5-2016	Percent Change
New Listings	761	754	- 0.9%	8,810	8,627	- 2.1%
Pending Sales	588	619	+ 5.3%	6,048	6,182	+ 2.2%
Closed Sales	545	502	- 7.9%	5,960	6,068	+ 1.8%
Days on Market Until Sale	36	29	- 19.4%	39	33	- 15.4%
Median Sales Price*	\$580,000	\$628,750	+ 8.4%	\$541,000	\$575,000	+ 6.3%
Average Sales Price*	\$809,329	\$869,744	+ 7.5%	\$731,049	\$781,156	+ 6.9%
Percent of Original List Price Received*	97.3%	96.9%	- 0.4%	96.1%	96.8%	+ 0.7%
Percent of List Price Received*	98.2%	98.0%	- 0.2%	97.6%	98.0%	+ 0.4%
Inventory of Homes for Sale	1,278	1,070	- 16.3%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--

* 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.

Attached Single-Family	May			Rolling 12 Months		
Key Metrics	2015	2016	Percent Change	Thru 5-2015	Thru 5-2016	Percent Change
New Listings	726	665	- 8.4%	7,520	7,562	+ 0.6%
Pending Sales	546	614	+ 12.5%	5,150	5,729	+ 11.2%
Closed Sales	533	489	- 8.3%	5,001	5,595	+ 11.9%
Days on Market Until Sale	35	32	- 8.6%	45	36	- 20.0%
Median Sales Price*	\$370,000	\$399,100	+ 7.9%	\$369,500	\$377,000	+ 2.0%
Average Sales Price*	\$444,492	\$516,493	+ 16.2%	\$457,872	\$478,095	+ 4.4%
Percent of Original List Price Received*	97.4%	98.0%	+ 0.6%	96.2%	97.1%	+ 0.9%
Percent of List Price Received*	98.0%	98.5%	+ 0.5%	97.6%	98.1%	+ 0.5%
Inventory of Homes for Sale	1,195	828	- 30.7%	--	--	--
Months Supply of Inventory	2.8	1.7	- 39.3%	--	--	--

* 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.

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



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

