

Local Market Update for May 2016

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

North San Diego County
Association of REALTORS®



HOMEDEX

South San Diego County

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

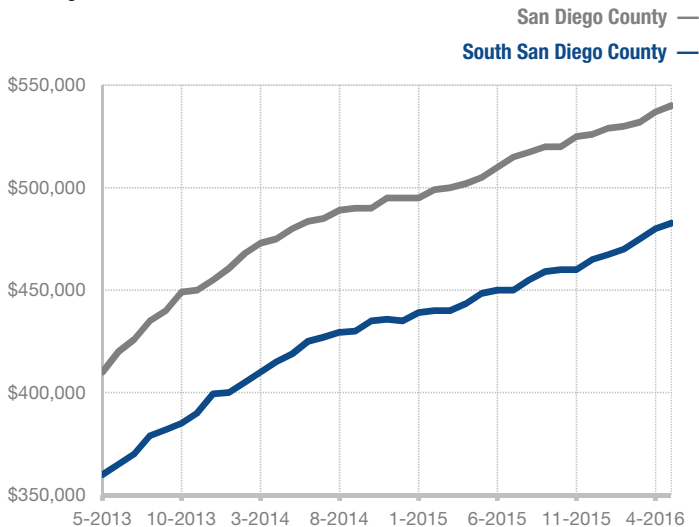
Detached Single-Family	May			Rolling 12 Months		
Key Metrics	2015	2016	Percent Change	Thru 5-2015	Thru 5-2016	Percent Change
New Listings	273	290	+ 6.2%	3,065	3,266	+ 6.6%
Pending Sales	212	249	+ 17.5%	2,260	2,518	+ 11.4%
Closed Sales	206	212	+ 2.9%	2,214	2,416	+ 9.1%
Days on Market Until Sale	32	31	- 3.1%	41	36	- 12.2%
Median Sales Price*	\$450,000	\$480,000	+ 6.7%	\$448,500	\$482,750	+ 7.6%
Average Sales Price*	\$477,875	\$523,442	+ 9.5%	\$470,307	\$508,447	+ 8.1%
Percent of Original List Price Received*	98.0%	98.2%	+ 0.2%	97.3%	97.6%	+ 0.3%
Percent of List Price Received*	98.4%	98.6%	+ 0.2%	98.3%	98.5%	+ 0.2%
Inventory of Homes for Sale	473	361	- 23.7%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--

* 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	130	116	- 10.8%	1,308	1,333	+ 1.9%
Pending Sales	88	137	+ 55.7%	980	1,086	+ 10.8%
Closed Sales	69	81	+ 17.4%	958	1,003	+ 4.7%
Days on Market Until Sale	29	31	+ 6.9%	44	34	- 22.7%
Median Sales Price*	\$285,000	\$329,000	+ 15.4%	\$292,750	\$324,900	+ 11.0%
Average Sales Price*	\$281,549	\$322,651	+ 14.6%	\$288,547	\$317,116	+ 9.9%
Percent of Original List Price Received*	97.5%	98.6%	+ 1.1%	97.7%	97.9%	+ 0.2%
Percent of List Price Received*	98.2%	98.9%	+ 0.7%	98.5%	98.5%	0.0%
Inventory of Homes for Sale	214	125	- 41.6%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--

* 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

