



Local Market Update for July 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

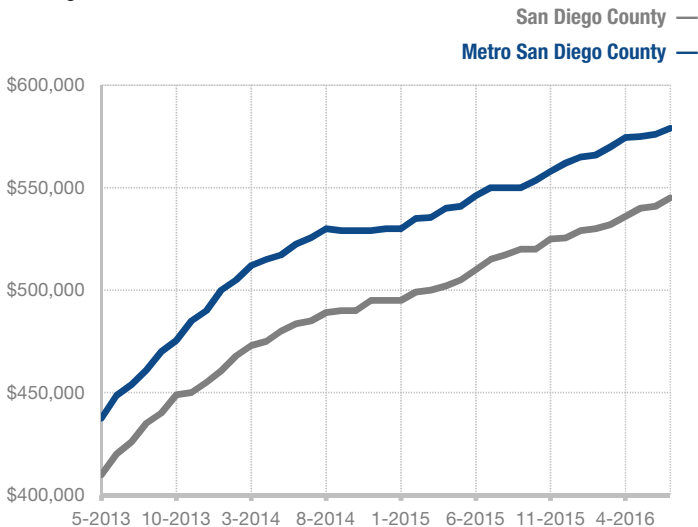
Detached Single-Family	July			Rolling 12 Months		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	871	807	- 7.3%	8,800	8,608	- 2.2%
Pending Sales	573	599	+ 4.5%	6,130	6,112	- 0.3%
Closed Sales	606	532	- 12.2%	6,112	5,956	- 2.6%
Days on Market Until Sale	30	24	- 20.0%	38	32	- 15.8%
Median Sales Price*	\$585,000	\$610,000	+ 4.3%	\$550,000	\$579,000	+ 5.3%
Average Sales Price*	\$743,598	\$771,247	+ 3.7%	\$735,157	\$789,491	+ 7.4%
Percent of Original List Price Received*	96.9%	97.3%	+ 0.4%	96.3%	96.9%	+ 0.6%
Percent of List Price Received*	98.2%	98.2%	0.0%	97.7%	98.0%	+ 0.3%
Inventory of Homes for Sale	1,458	1,242	- 14.8%	--	--	--
Months Supply of Inventory	2.9	2.4	- 17.2%	--	--	--

* 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.

Attached Single-Family	July			Rolling 12 Months		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	758	723	- 4.6%	7,477	7,576	+ 1.3%
Pending Sales	521	538	+ 3.3%	5,317	5,711	+ 7.4%
Closed Sales	536	471	- 12.1%	5,213	5,573	+ 6.9%
Days on Market Until Sale	33	25	- 24.2%	43	34	- 20.9%
Median Sales Price*	\$380,000	\$420,000	+ 10.5%	\$371,250	\$385,000	+ 3.7%
Average Sales Price*	\$463,486	\$494,812	+ 6.8%	\$462,870	\$481,706	+ 4.1%
Percent of Original List Price Received*	97.3%	98.1%	+ 0.8%	96.4%	97.3%	+ 0.9%
Percent of List Price Received*	98.1%	98.8%	+ 0.7%	97.7%	98.2%	+ 0.5%
Inventory of Homes for Sale	1,256	977	- 22.2%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--

* 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

