



Local Market Update for July 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

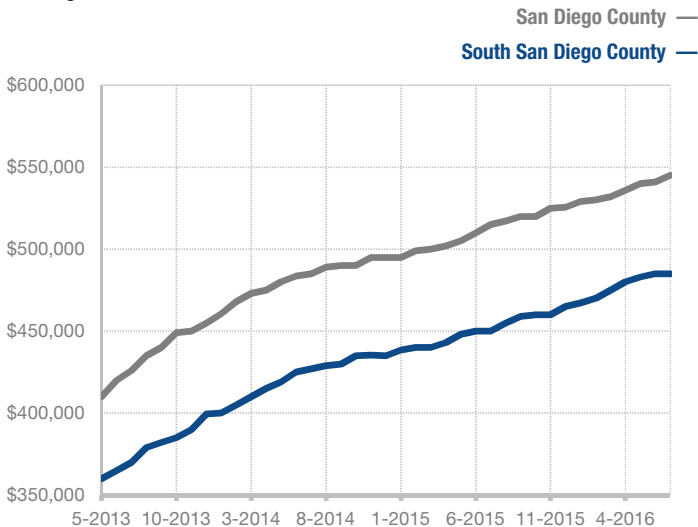
Detached Single-Family	July			Rolling 12 Months		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	312	300	- 3.8%	3,139	3,230	+ 2.9%
Pending Sales	205	222	+ 8.3%	2,294	2,499	+ 8.9%
Closed Sales	244	169	- 30.7%	2,294	2,378	+ 3.7%
Days on Market Until Sale	33	29	- 12.1%	40	35	- 12.5%
Median Sales Price*	\$477,500	\$499,000	+ 4.5%	\$450,000	\$485,000	+ 7.8%
Average Sales Price*	\$525,722	\$531,506	+ 1.1%	\$478,499	\$512,580	+ 7.1%
Percent of Original List Price Received*	97.7%	98.3%	+ 0.6%	97.4%	97.6%	+ 0.2%
Percent of List Price Received*	98.7%	99.0%	+ 0.3%	98.4%	98.6%	+ 0.2%
Inventory of Homes for Sale	505	415	- 17.8%	--	--	--
Months Supply of Inventory	2.6	2.0	- 23.1%	--	--	--

* 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	July			Rolling 12 Months		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	113	118	+ 4.4%	1,297	1,351	+ 4.2%
Pending Sales	90	106	+ 17.8%	1,005	1,086	+ 8.1%
Closed Sales	101	89	- 11.9%	991	1,027	+ 3.6%
Days on Market Until Sale	40	28	- 30.0%	42	34	- 19.0%
Median Sales Price*	\$318,000	\$325,000	+ 2.2%	\$298,000	\$325,000	+ 9.1%
Average Sales Price*	\$315,335	\$332,463	+ 5.4%	\$292,875	\$322,400	+ 10.1%
Percent of Original List Price Received*	97.3%	98.1%	+ 0.8%	97.7%	98.0%	+ 0.3%
Percent of List Price Received*	98.6%	98.4%	- 0.2%	98.5%	98.5%	0.0%
Inventory of Homes for Sale	199	145	- 27.1%	--	--	--
Months Supply of Inventory	2.4	1.6	- 33.3%	--	--	--

* 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

