



Local Market Update for August 2016

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

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

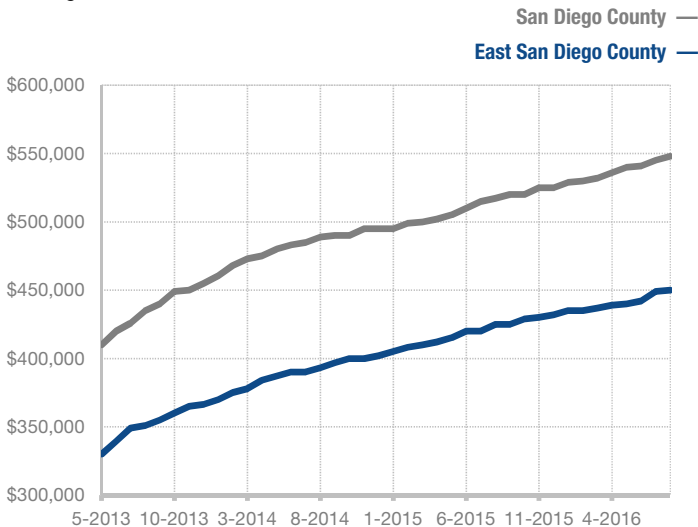
Detached Single-Family	August			Rolling 12 Months		
	2015	2016	Percent Change	Thru 8-2015	Thru 8-2016	Percent Change
Key Metrics						
New Listings	501	557	+ 11.2%	5,931	5,970	+ 0.7%
Pending Sales	359	441	+ 22.8%	4,210	4,240	+ 0.7%
Closed Sales	350	368	+ 5.1%	4,145	4,093	- 1.3%
Days on Market Until Sale	32	34	+ 6.3%	44	37	- 15.9%
Median Sales Price*	\$432,750	\$458,000	+ 5.8%	\$425,000	\$450,000	+ 5.9%
Average Sales Price*	\$454,704	\$491,803	+ 8.2%	\$447,097	\$477,311	+ 6.8%
Percent of Original List Price Received*	97.0%	96.4%	- 0.6%	96.4%	96.8%	+ 0.4%
Percent of List Price Received*	98.0%	98.0%	0.0%	97.9%	98.1%	+ 0.2%
Inventory of Homes for Sale	992	853	- 14.0%	--	--	--
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	August			Rolling 12 Months		
	2015	2016	Percent Change	Thru 8-2015	Thru 8-2016	Percent Change
Key Metrics						
New Listings	129	124	- 3.9%	1,496	1,479	- 1.1%
Pending Sales	98	126	+ 28.6%	1,199	1,233	+ 2.8%
Closed Sales	111	103	- 7.2%	1,179	1,197	+ 1.5%
Days on Market Until Sale	24	25	+ 4.2%	37	26	- 29.7%
Median Sales Price*	\$252,000	\$270,000	+ 7.1%	\$235,000	\$260,900	+ 11.0%
Average Sales Price*	\$255,695	\$274,629	+ 7.4%	\$243,505	\$269,030	+ 10.5%
Percent of Original List Price Received*	98.2%	97.8%	- 0.4%	97.0%	97.8%	+ 0.8%
Percent of List Price Received*	98.8%	98.0%	- 0.8%	98.1%	98.5%	+ 0.4%
Inventory of Homes for Sale	170	141	- 17.1%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--

* 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

