



# Local Market Update for August 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

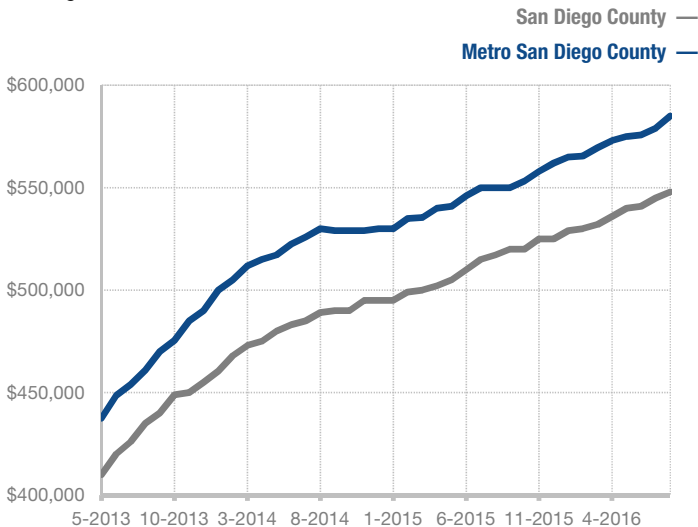
Detached Single-Family	August			Rolling 12 Months		
	2015	2016	Percent Change	Thru 8-2015	Thru 8-2016	Percent Change
<b>Key Metrics</b>						
New Listings	751	<b>785</b>	+ 4.5%	8,759	<b>8,666</b>	- 1.1%
Pending Sales	527	<b>579</b>	+ 9.9%	6,156	<b>6,112</b>	- 0.7%
Closed Sales	560	<b>505</b>	- 9.8%	6,155	<b>5,938</b>	- 3.5%
Days on Market Until Sale	30	<b>30</b>	0.0%	38	<b>32</b>	- 15.8%
Median Sales Price*	\$545,500	<b>\$605,000</b>	+ 10.9%	\$550,000	<b>\$585,000</b>	+ 6.4%
Average Sales Price*	\$766,046	<b>\$820,872</b>	+ 7.2%	\$740,250	<b>\$794,160</b>	+ 7.3%
Percent of Original List Price Received*	96.7%	<b>97.0%</b>	+ 0.3%	96.3%	<b>96.9%</b>	+ 0.6%
Percent of List Price Received*	98.1%	<b>98.3%</b>	+ 0.2%	97.7%	<b>98.0%</b>	+ 0.3%
Inventory of Homes for Sale	1,435	<b>1,249</b>	- 13.0%	--	--	--
Months Supply of Inventory	2.8	<b>2.5</b>	- 10.7%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	709	<b>645</b>	- 9.0%	7,525	<b>7,522</b>	- 0.0%
Pending Sales	478	<b>582</b>	+ 21.8%	5,353	<b>5,762</b>	+ 7.6%
Closed Sales	499	<b>531</b>	+ 6.4%	5,287	<b>5,637</b>	+ 6.6%
Days on Market Until Sale	41	<b>28</b>	- 31.7%	43	<b>33</b>	- 23.3%
Median Sales Price*	\$380,000	<b>\$410,000</b>	+ 7.9%	\$372,000	<b>\$385,000</b>	+ 3.5%
Average Sales Price*	\$484,435	<b>\$484,614</b>	+ 0.0%	\$463,922	<b>\$481,109</b>	+ 3.7%
Percent of Original List Price Received*	96.8%	<b>97.5%</b>	+ 0.7%	96.4%	<b>97.3%</b>	+ 0.9%
Percent of List Price Received*	97.8%	<b>98.4%</b>	+ 0.6%	97.7%	<b>98.2%</b>	+ 0.5%
Inventory of Homes for Sale	1,266	<b>912</b>	- 28.0%	--	--	--
Months Supply of Inventory	2.8	<b>1.9</b>	- 32.1%	--	--	--

\* 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.

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



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

