

Local Market Update for January 2018

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

North San Diego County
Association of REALTORS®



HOMEDEX

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

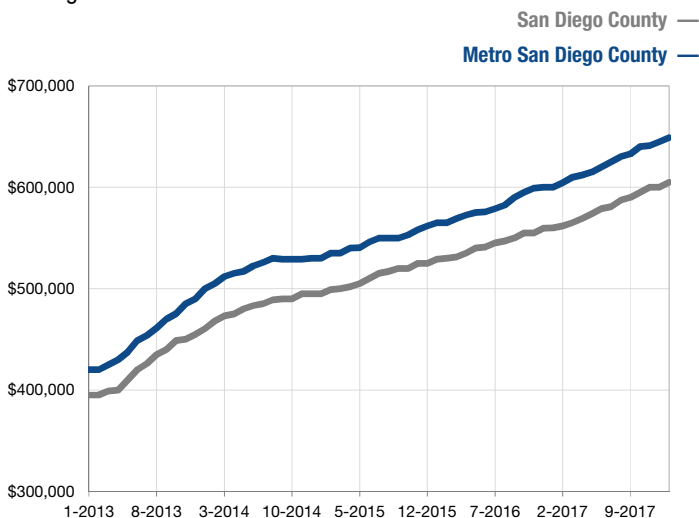
Detached Single-Family	January			Rolling 12 Months		
Key Metrics	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
New Listings	646	585	- 9.4%	8,546	7,907	- 7.5%
Pending Sales	412	423	+ 2.7%	6,054	5,884	- 2.8%
Closed Sales	353	322	- 8.8%	6,069	5,895	- 2.9%
Days on Market Until Sale	36	40	+ 11.1%	30	28	- 6.7%
Median Sales Price*	\$589,900	\$659,500	+ 11.8%	\$600,000	\$649,000	+ 8.2%
Average Sales Price*	\$733,577	\$933,705	+ 27.3%	\$802,184	\$868,445	+ 8.3%
Percent of Original List Price Received*	96.7%	97.0%	+ 0.3%	97.0%	97.7%	+ 0.7%
Percent of List Price Received*	97.9%	98.1%	+ 0.2%	98.1%	98.6%	+ 0.5%
Inventory of Homes for Sale	882	665	- 24.6%	--	--	--
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.

Attached Single-Family	January			Rolling 12 Months		
Key Metrics	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
New Listings	551	619	+ 12.3%	7,270	7,127	- 2.0%
Pending Sales	373	405	+ 8.6%	5,731	5,440	- 5.1%
Closed Sales	311	324	+ 4.2%	5,792	5,397	- 6.8%
Days on Market Until Sale	36	27	- 25.0%	31	25	- 19.4%
Median Sales Price*	\$418,000	\$430,000	+ 2.9%	\$400,000	\$425,000	+ 6.3%
Average Sales Price*	\$495,187	\$538,155	+ 8.7%	\$489,861	\$519,958	+ 6.1%
Percent of Original List Price Received*	97.1%	98.1%	+ 1.0%	97.5%	98.5%	+ 1.0%
Percent of List Price Received*	98.2%	98.8%	+ 0.6%	98.4%	99.1%	+ 0.7%
Inventory of Homes for Sale	646	634	- 1.9%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

* 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

