



Local Market Update for February 2018

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

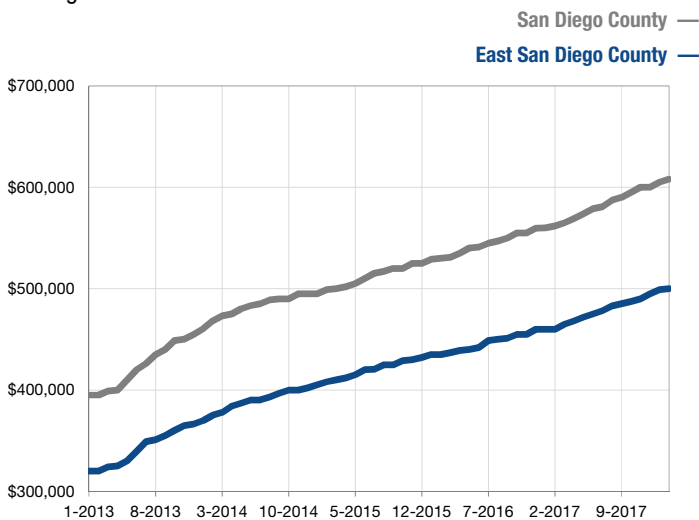
Detached Single-Family	February			Rolling 12 Months		
	2017	2018	Percent Change	Thru 2-2017	Thru 2-2018	Percent Change
Key Metrics						
New Listings	388	464	+ 19.6%	5,928	5,932	+ 0.1%
Pending Sales	333	314	- 5.7%	4,294	4,293	- 0.0%
Closed Sales	283	282	- 0.4%	4,296	4,324	+ 0.7%
Days on Market Until Sale	41	30	- 26.8%	36	31	- 13.9%
Median Sales Price*	\$470,000	\$506,000	+ 7.7%	\$460,000	\$500,000	+ 8.7%
Average Sales Price*	\$501,901	\$534,622	+ 6.5%	\$490,667	\$528,373	+ 7.7%
Percent of Original List Price Received*	96.9%	97.9%	+ 1.0%	97.0%	97.2%	+ 0.2%
Percent of List Price Received*	98.3%	99.1%	+ 0.8%	98.3%	98.4%	+ 0.1%
Inventory of Homes for Sale	674	673	- 0.1%	--	--	--
Months Supply of Inventory	1.9	1.9	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.

Attached Single-Family	February			Rolling 12 Months		
	2017	2018	Percent Change	Thru 2-2017	Thru 2-2018	Percent Change
Key Metrics						
New Listings	119	146	+ 22.7%	1,437	1,562	+ 8.7%
Pending Sales	91	125	+ 37.4%	1,202	1,284	+ 6.8%
Closed Sales	76	89	+ 17.1%	1,211	1,247	+ 3.0%
Days on Market Until Sale	20	25	+ 25.0%	25	22	- 12.0%
Median Sales Price*	\$285,500	\$325,000	+ 13.8%	\$275,000	\$305,000	+ 10.9%
Average Sales Price*	\$296,342	\$328,596	+ 10.9%	\$282,898	\$307,646	+ 8.7%
Percent of Original List Price Received*	98.3%	98.5%	+ 0.2%	97.9%	98.7%	+ 0.8%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	98.6%	99.2%	+ 0.6%
Inventory of Homes for Sale	133	145	+ 9.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

* 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.

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



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

