

Local Market Update for February 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

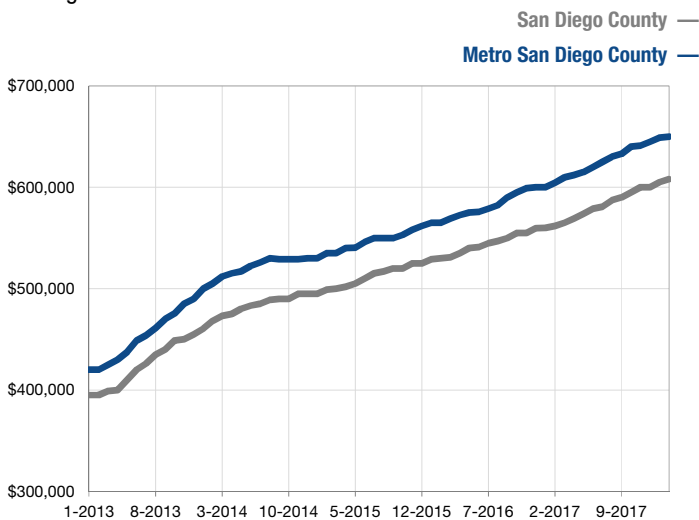
Detached Single-Family	February			Rolling 12 Months		
	2017	2018	Percent Change	Thru 2-2017	Thru 2-2018	Percent Change
Key Metrics						
New Listings	573	611	+ 6.6%	8,394	7,975	- 5.0%
Pending Sales	459	448	- 2.4%	5,996	5,852	- 2.4%
Closed Sales	409	348	- 14.9%	6,090	5,852	- 3.9%
Days on Market Until Sale	37	29	- 21.6%	30	28	- 6.7%
Median Sales Price*	\$613,000	\$672,500	+ 9.7%	\$604,500	\$650,000	+ 7.5%
Average Sales Price*	\$834,120	\$842,276	+ 1.0%	\$805,250	\$869,557	+ 8.0%
Percent of Original List Price Received*	97.0%	98.5%	+ 1.5%	97.0%	97.8%	+ 0.8%
Percent of List Price Received*	98.3%	99.1%	+ 0.8%	98.1%	98.6%	+ 0.5%
Inventory of Homes for Sale	853	748	- 12.3%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

* 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	581	550	- 5.3%	7,250	7,106	- 2.0%
Pending Sales	439	450	+ 2.5%	5,694	5,434	- 4.6%
Closed Sales	333	337	+ 1.2%	5,764	5,416	- 6.0%
Days on Market Until Sale	32	33	+ 3.1%	30	25	- 16.7%
Median Sales Price*	\$399,900	\$472,380	+ 18.1%	\$401,000	\$429,000	+ 7.0%
Average Sales Price*	\$514,244	\$558,279	+ 8.6%	\$493,476	\$522,549	+ 5.9%
Percent of Original List Price Received*	98.1%	98.4%	+ 0.3%	97.6%	98.5%	+ 0.9%
Percent of List Price Received*	98.8%	99.1%	+ 0.3%	98.4%	99.1%	+ 0.7%
Inventory of Homes for Sale	683	672	- 1.6%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

* 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

