



Local Market Update for February 2018

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

South San Diego County

ZIP Codes: 91902, 91910, 91911, 91913, 91914, 91915, 91932, 91950, 92154, 92173

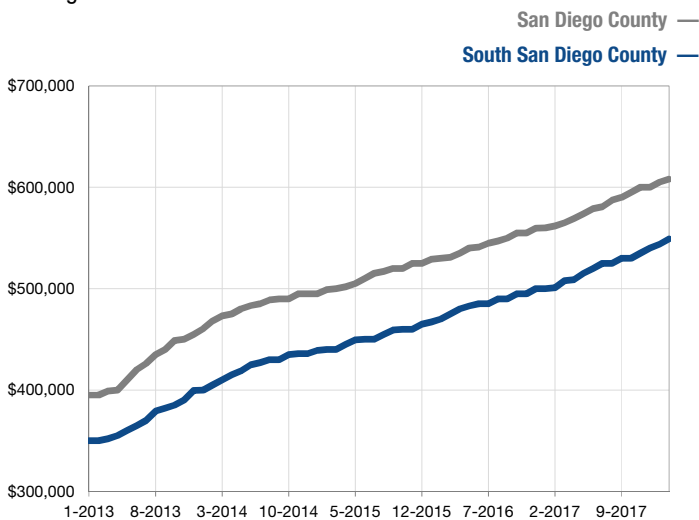
Detached Single-Family	February			Rolling 12 Months		
	2017	2018	Percent Change	Thru 2-2017	Thru 2-2018	Percent Change
Key Metrics						
New Listings	251	204	- 18.7%	3,129	2,972	- 5.0%
Pending Sales	178	163	- 8.4%	2,352	2,189	- 6.9%
Closed Sales	152	121	- 20.4%	2,397	2,168	- 9.6%
Days on Market Until Sale	31	26	- 16.1%	33	28	- 15.2%
Median Sales Price*	\$479,500	\$570,000	+ 18.9%	\$501,000	\$549,000	+ 9.6%
Average Sales Price*	\$518,674	\$609,012	+ 17.4%	\$532,798	\$577,618	+ 8.4%
Percent of Original List Price Received*	97.6%	98.8%	+ 1.2%	97.6%	97.9%	+ 0.3%
Percent of List Price Received*	98.3%	99.1%	+ 0.8%	98.5%	98.7%	+ 0.2%
Inventory of Homes for Sale	314	295	- 6.1%	--	--	--
Months Supply of Inventory	1.6	1.6	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	95	96	+ 1.1%	1,310	1,363	+ 4.0%
Pending Sales	89	87	- 2.2%	1,102	1,137	+ 3.2%
Closed Sales	59	59	0.0%	1,082	1,119	+ 3.4%
Days on Market Until Sale	25	19	- 24.0%	30	23	- 23.3%
Median Sales Price*	\$355,000	\$375,000	+ 5.6%	\$332,750	\$369,000	+ 10.9%
Average Sales Price*	\$346,193	\$364,268	+ 5.2%	\$332,444	\$370,936	+ 11.6%
Percent of Original List Price Received*	99.6%	99.3%	- 0.3%	98.3%	99.0%	+ 0.7%
Percent of List Price Received*	99.4%	99.7%	+ 0.3%	98.6%	99.4%	+ 0.8%
Inventory of Homes for Sale	106	101	- 4.7%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--

* 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.

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



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

