

Local Market Update for April 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

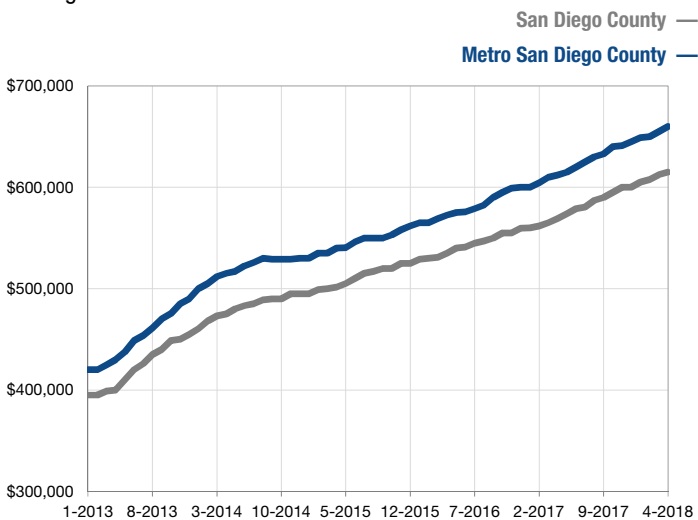
Detached Single-Family	April			Rolling 12 Months		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	770	714	- 7.3%	8,303	7,935	- 4.4%
Pending Sales	520	549	+ 5.6%	5,929	5,814	- 1.9%
Closed Sales	496	470	- 5.2%	6,016	5,773	- 4.0%
Days on Market Until Sale	23	24	+ 4.3%	30	28	- 6.7%
Median Sales Price*	\$639,500	\$680,000	+ 6.3%	\$612,000	\$660,000	+ 7.8%
Average Sales Price*	\$865,644	\$925,699	+ 6.9%	\$807,953	\$887,568	+ 9.9%
Percent of Original List Price Received*	98.3%	98.4%	+ 0.1%	97.1%	97.8%	+ 0.7%
Percent of List Price Received*	98.7%	99.2%	+ 0.5%	98.2%	98.7%	+ 0.5%
Inventory of Homes for Sale	982	860	- 12.4%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

* 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	April			Rolling 12 Months		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	622	626	+ 0.6%	7,129	7,127	- 0.0%
Pending Sales	521	488	- 6.3%	5,623	5,353	- 4.8%
Closed Sales	445	440	- 1.1%	5,669	5,378	- 5.1%
Days on Market Until Sale	21	24	+ 14.3%	29	25	- 13.8%
Median Sales Price*	\$410,000	\$486,250	+ 18.6%	\$407,500	\$435,000	+ 6.7%
Average Sales Price*	\$487,191	\$574,950	+ 18.0%	\$497,096	\$532,209	+ 7.1%
Percent of Original List Price Received*	98.9%	98.6%	- 0.3%	97.7%	98.5%	+ 0.8%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	98.5%	99.1%	+ 0.6%
Inventory of Homes for Sale	742	761	+ 2.6%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

* 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

