



Local Market Update for May 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

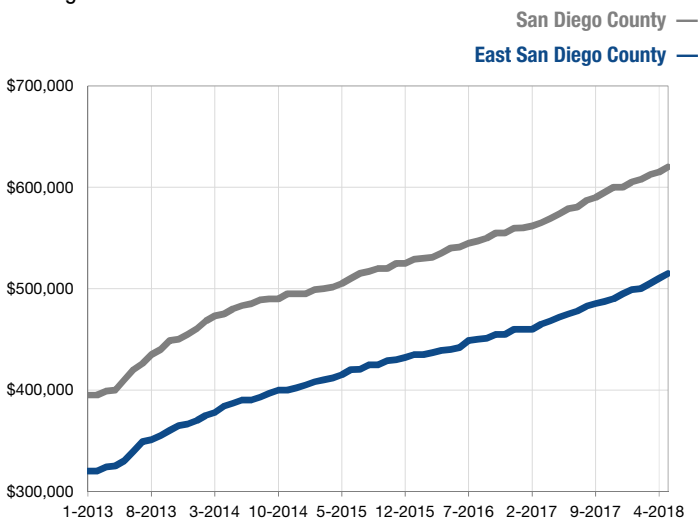
Detached Single-Family	May			Rolling 12 Months		
	2017	2018	Percent Change	Thru 5-2017	Thru 5-2018	Percent Change
Key Metrics						
New Listings	566	609	+ 7.6%	5,889	6,076	+ 3.2%
Pending Sales	432	474	+ 9.7%	4,283	4,337	+ 1.3%
Closed Sales	410	407	- 0.7%	4,307	4,287	- 0.5%
Days on Market Until Sale	31	28	- 9.7%	35	30	- 14.3%
Median Sales Price*	\$500,000	\$539,000	+ 7.8%	\$472,000	\$515,000	+ 9.1%
Average Sales Price*	\$550,798	\$567,497	+ 3.0%	\$499,904	\$540,152	+ 8.1%
Percent of Original List Price Received*	97.4%	97.8%	+ 0.4%	97.0%	97.3%	+ 0.3%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	98.3%	98.5%	+ 0.2%
Inventory of Homes for Sale	702	742	+ 5.7%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

* 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	May			Rolling 12 Months		
	2017	2018	Percent Change	Thru 5-2017	Thru 5-2018	Percent Change
Key Metrics						
New Listings	134	143	+ 6.7%	1,453	1,587	+ 9.2%
Pending Sales	123	150	+ 22.0%	1,218	1,290	+ 5.9%
Closed Sales	123	122	- 0.8%	1,244	1,257	+ 1.0%
Days on Market Until Sale	13	25	+ 92.3%	25	23	- 8.0%
Median Sales Price*	\$287,500	\$320,000	+ 11.3%	\$280,000	\$313,000	+ 11.8%
Average Sales Price*	\$305,845	\$322,317	+ 5.4%	\$288,834	\$314,158	+ 8.8%
Percent of Original List Price Received*	99.7%	98.4%	- 1.3%	98.0%	98.7%	+ 0.7%
Percent of List Price Received*	99.8%	98.9%	- 0.9%	98.7%	99.2%	+ 0.5%
Inventory of Homes for Sale	119	134	+ 12.6%	--	--	--
Months Supply of Inventory	1.2	1.2	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

