



Local Market Update for May 2018

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

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

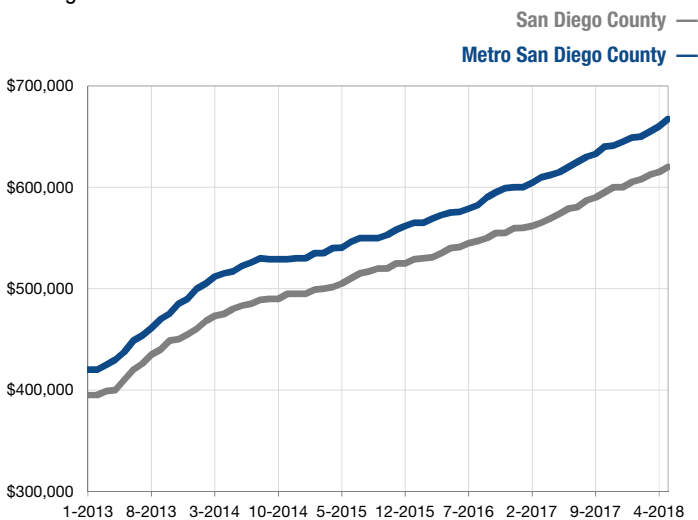
Detached Single-Family	May			Rolling 12 Months		
	2017	2018	Percent Change	Thru 5-2017	Thru 5-2018	Percent Change
Key Metrics						
New Listings	832	824	- 1.0%	8,355	7,950	- 4.8%
Pending Sales	607	593	- 2.3%	5,984	5,760	- 3.7%
Closed Sales	558	497	- 10.9%	6,024	5,736	- 4.8%
Days on Market Until Sale	24	23	- 4.2%	30	28	- 6.7%
Median Sales Price*	\$650,000	\$725,000	+ 11.5%	\$615,000	\$667,300	+ 8.5%
Average Sales Price*	\$854,992	\$969,752	+ 13.4%	\$808,291	\$898,379	+ 11.1%
Percent of Original List Price Received*	98.6%	98.1%	- 0.5%	97.3%	97.7%	+ 0.4%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	98.3%	98.6%	+ 0.3%
Inventory of Homes for Sale	1,049	949	- 9.5%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

* 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	May			Rolling 12 Months		
	2017	2018	Percent Change	Thru 5-2017	Thru 5-2018	Percent Change
Key Metrics						
New Listings	700	720	+ 2.9%	7,139	7,166	+ 0.4%
Pending Sales	524	522	- 0.4%	5,586	5,333	- 4.5%
Closed Sales	556	450	- 19.1%	5,693	5,300	- 6.9%
Days on Market Until Sale	19	23	+ 21.1%	28	25	- 10.7%
Median Sales Price*	\$408,000	\$447,500	+ 9.7%	\$409,000	\$440,000	+ 7.6%
Average Sales Price*	\$493,747	\$560,814	+ 13.6%	\$495,590	\$538,096	+ 8.6%
Percent of Original List Price Received*	99.0%	98.7%	- 0.3%	97.8%	98.5%	+ 0.7%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	98.6%	99.1%	+ 0.5%
Inventory of Homes for Sale	781	818	+ 4.7%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--

* 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

