



# Local Market Update for July 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

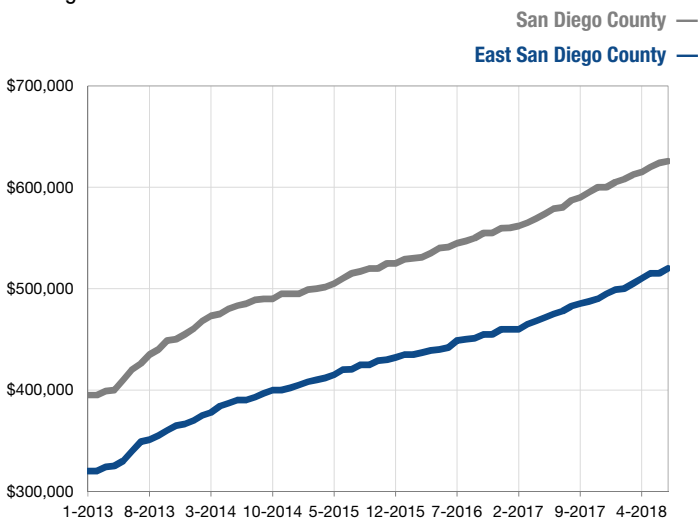
Detached Single-Family	July			Rolling 12 Months		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	501	<b>540</b>	+ 7.8%	5,874	<b>6,152</b>	+ 4.7%
Pending Sales	381	<b>368</b>	- 3.4%	4,307	<b>4,271</b>	- 0.8%
Closed Sales	365	<b>363</b>	- 0.5%	4,303	<b>4,274</b>	- 0.7%
Days on Market Until Sale	23	<b>29</b>	+ 26.1%	34	<b>30</b>	- 11.8%
Median Sales Price*	\$505,000	<b>\$542,000</b>	+ 7.3%	\$478,000	<b>\$520,000</b>	+ 8.8%
Average Sales Price*	\$531,137	<b>\$564,194</b>	+ 6.2%	\$508,090	<b>\$544,837</b>	+ 7.2%
Percent of Original List Price Received*	97.8%	<b>97.8%</b>	0.0%	97.1%	<b>97.3%</b>	+ 0.2%
Percent of List Price Received*	98.4%	<b>98.8%</b>	+ 0.4%	98.3%	<b>98.6%</b>	+ 0.3%
Inventory of Homes for Sale	720	<b>830</b>	+ 15.3%	--	--	--
Months Supply of Inventory	2.0	<b>2.3</b>	+ 15.0%	--	--	--

\* 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	July			Rolling 12 Months		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	118	<b>164</b>	+ 39.0%	1,414	<b>1,648</b>	+ 16.5%
Pending Sales	98	<b>117</b>	+ 19.4%	1,217	<b>1,293</b>	+ 6.2%
Closed Sales	112	<b>95</b>	- 15.2%	1,219	<b>1,271</b>	+ 4.3%
Days on Market Until Sale	17	<b>25</b>	+ 47.1%	25	<b>23</b>	- 8.0%
Median Sales Price*	\$300,050	<b>\$305,000</b>	+ 1.6%	\$285,000	<b>\$315,000</b>	+ 10.5%
Average Sales Price*	\$306,802	<b>\$317,369</b>	+ 3.4%	\$291,769	<b>\$317,243</b>	+ 8.7%
Percent of Original List Price Received*	98.6%	<b>98.1%</b>	- 0.5%	98.1%	<b>98.7%</b>	+ 0.6%
Percent of List Price Received*	98.9%	<b>99.5%</b>	+ 0.6%	98.8%	<b>99.3%</b>	+ 0.5%
Inventory of Homes for Sale	113	<b>157</b>	+ 38.9%	--	--	--
Months Supply of Inventory	1.1	<b>1.5</b>	+ 36.4%	--	--	--

\* 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

