

Local Market Update for July 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

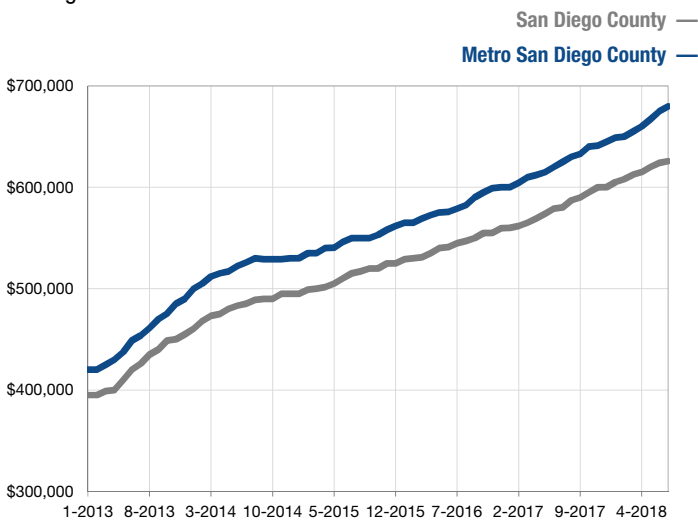
Detached Single-Family	July			Rolling 12 Months		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	744	843	+ 13.3%	8,183	8,131	- 0.6%
Pending Sales	521	546	+ 4.8%	5,965	5,669	- 5.0%
Closed Sales	508	499	- 1.8%	6,033	5,645	- 6.4%
Days on Market Until Sale	24	24	0.0%	29	28	- 3.4%
Median Sales Price*	\$642,000	\$685,000	+ 6.7%	\$625,000	\$679,900	+ 8.8%
Average Sales Price*	\$823,325	\$935,619	+ 13.6%	\$821,189	\$919,149	+ 11.9%
Percent of Original List Price Received*	97.6%	98.2%	+ 0.6%	97.3%	97.8%	+ 0.5%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	98.3%	98.7%	+ 0.4%
Inventory of Homes for Sale	1,114	1,171	+ 5.1%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--

* 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
Key Metrics						
New Listings	641	715	+ 11.5%	7,000	7,300	+ 4.3%
Pending Sales	480	446	- 7.1%	5,575	5,196	- 6.8%
Closed Sales	502	446	- 11.2%	5,648	5,250	- 7.0%
Days on Market Until Sale	23	26	+ 13.0%	27	26	- 3.7%
Median Sales Price*	\$436,500	\$457,873	+ 4.9%	\$414,000	\$445,000	+ 7.5%
Average Sales Price*	\$563,655	\$572,327	+ 1.5%	\$505,986	\$545,170	+ 7.7%
Percent of Original List Price Received*	98.7%	98.3%	- 0.4%	98.0%	98.3%	+ 0.3%
Percent of List Price Received*	99.1%	99.1%	0.0%	98.7%	99.1%	+ 0.4%
Inventory of Homes for Sale	832	1,015	+ 22.0%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

* 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.

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



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

