



# Local Market Update for August 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

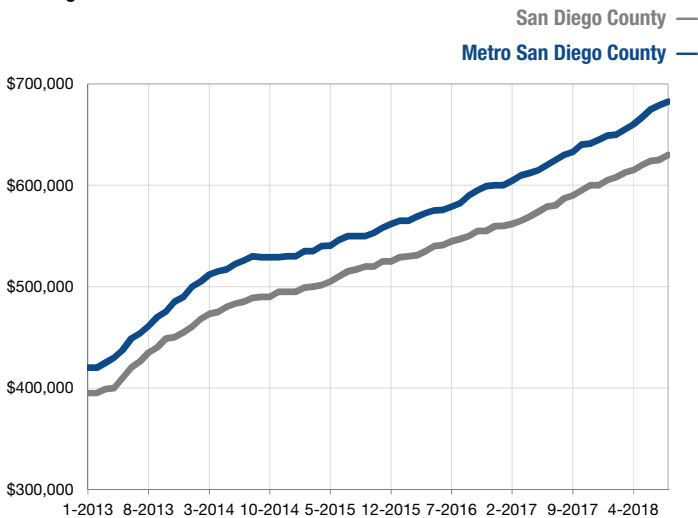
Detached Single-Family	August			Rolling 12 Months		
	2017	2018	Percent Change	Thru 8-2017	Thru 8-2018	Percent Change
<b>Key Metrics</b>						
New Listings	738	<b>794</b>	+ 7.6%	8,117	<b>8,202</b>	+ 1.0%
Pending Sales	528	<b>495</b>	- 6.3%	5,955	<b>5,593</b>	- 6.1%
Closed Sales	561	<b>488</b>	- 13.0%	6,041	<b>5,592</b>	- 7.4%
Days on Market Until Sale	25	<b>22</b>	- 12.0%	29	<b>27</b>	- 6.9%
Median Sales Price*	\$648,000	<b>\$707,000</b>	+ 9.1%	\$630,000	<b>\$682,500</b>	+ 8.3%
Average Sales Price*	\$853,458	<b>\$900,402</b>	+ 5.5%	\$825,370	<b>\$922,931</b>	+ 11.8%
Percent of Original List Price Received*	97.5%	<b>97.3%</b>	- 0.2%	97.3%	<b>97.8%</b>	+ 0.5%
Percent of List Price Received*	98.5%	<b>98.3%</b>	- 0.2%	98.3%	<b>98.7%</b>	+ 0.4%
Inventory of Homes for Sale	1,097	<b>1,243</b>	+ 13.3%	--	--	--
Months Supply of Inventory	2.2	<b>2.7</b>	+ 22.7%	--	--	--

\* 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	August			Rolling 12 Months		
	2017	2018	Percent Change	Thru 8-2017	Thru 8-2018	Percent Change
<b>Key Metrics</b>						
New Listings	686	<b>757</b>	+ 10.3%	7,028	<b>7,381</b>	+ 5.0%
Pending Sales	503	<b>476</b>	- 5.4%	5,518	<b>5,155</b>	- 6.6%
Closed Sales	516	<b>429</b>	- 16.9%	5,596	<b>5,192</b>	- 7.2%
Days on Market Until Sale	23	<b>25</b>	+ 8.7%	27	<b>26</b>	- 3.7%
Median Sales Price*	\$425,000	<b>\$455,000</b>	+ 7.1%	\$415,000	<b>\$447,000</b>	+ 7.7%
Average Sales Price*	\$526,129	<b>\$572,974</b>	+ 8.9%	\$510,086	<b>\$549,184</b>	+ 7.7%
Percent of Original List Price Received*	98.3%	<b>98.0%</b>	- 0.3%	98.1%	<b>98.3%</b>	+ 0.2%
Percent of List Price Received*	98.9%	<b>99.0%</b>	+ 0.1%	98.8%	<b>99.1%</b>	+ 0.3%
Inventory of Homes for Sale	864	<b>1,093</b>	+ 26.5%	--	--	--
Months Supply of Inventory	1.9	<b>2.5</b>	+ 31.6%	--	--	--

\* 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.

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



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

