



# Local Market Update for August 2018

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

## South San Diego County

ZIP Codes: 91902, 91910, 91911, 91913, 91914, 91915, 91932, 91950, 92154, 92173

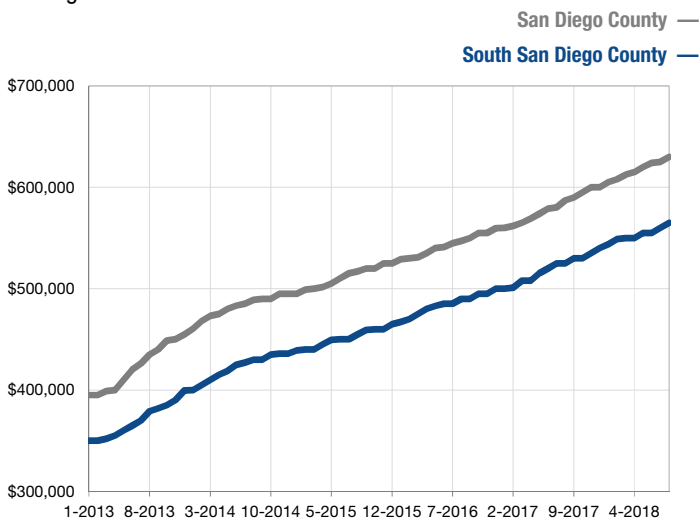
Detached Single-Family	August			Rolling 12 Months		
	2017	2018	Percent Change	Thru 8-2017	Thru 8-2018	Percent Change
<b>Key Metrics</b>						
New Listings	275	<b>323</b>	+ 17.5%	3,062	<b>3,020</b>	- 1.4%
Pending Sales	213	<b>208</b>	- 2.3%	2,270	<b>2,112</b>	- 7.0%
Closed Sales	223	<b>164</b>	- 26.5%	2,312	<b>2,066</b>	- 10.6%
Days on Market Until Sale	29	<b>25</b>	- 13.8%	30	<b>28</b>	- 6.7%
Median Sales Price*	\$542,850	<b>\$594,122</b>	+ 9.4%	\$525,000	<b>\$565,000</b>	+ 7.6%
Average Sales Price*	\$588,773	<b>\$624,925</b>	+ 6.1%	\$552,772	<b>\$595,338</b>	+ 7.7%
Percent of Original List Price Received*	97.7%	<b>98.1%</b>	+ 0.4%	97.8%	<b>98.0%</b>	+ 0.2%
Percent of List Price Received*	98.8%	<b>99.3%</b>	+ 0.5%	98.6%	<b>98.8%</b>	+ 0.2%
Inventory of Homes for Sale	388	<b>423</b>	+ 9.0%	--	--	--
Months Supply of Inventory	2.1	<b>2.4</b>	+ 14.3%	--	--	--

\* 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	117	<b>157</b>	+ 34.2%	1,342	<b>1,455</b>	+ 8.4%
Pending Sales	105	<b>104</b>	- 1.0%	1,123	<b>1,090</b>	- 2.9%
Closed Sales	113	<b>81</b>	- 28.3%	1,140	<b>1,074</b>	- 5.8%
Days on Market Until Sale	22	<b>32</b>	+ 45.5%	26	<b>23</b>	- 11.5%
Median Sales Price*	\$365,000	<b>\$385,000</b>	+ 5.5%	\$350,000	<b>\$380,000</b>	+ 8.6%
Average Sales Price*	\$353,873	<b>\$410,486</b>	+ 16.0%	\$356,912	<b>\$381,384</b>	+ 6.9%
Percent of Original List Price Received*	98.9%	<b>98.1%</b>	- 0.8%	98.6%	<b>98.8%</b>	+ 0.2%
Percent of List Price Received*	99.3%	<b>98.5%</b>	- 0.8%	99.0%	<b>99.4%</b>	+ 0.4%
Inventory of Homes for Sale	123	<b>198</b>	+ 61.0%	--	--	--
Months Supply of Inventory	1.3	<b>2.2</b>	+ 69.2%	--	--	--

\* 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

