



Local Market Update for September 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

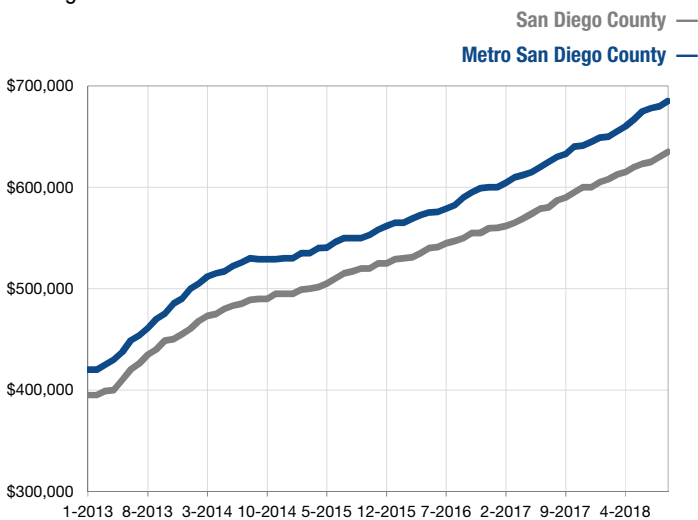
Detached Single-Family	September			Rolling 12 Months		
	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
Key Metrics						
New Listings	669	715	+ 6.9%	8,068	8,262	+ 2.4%
Pending Sales	484	471	- 2.7%	5,929	5,543	- 6.5%
Closed Sales	491	381	- 22.4%	6,012	5,532	- 8.0%
Days on Market Until Sale	28	26	- 7.1%	28	27	- 3.6%
Median Sales Price*	\$650,000	\$695,000	+ 6.9%	\$632,750	\$685,000	+ 8.3%
Average Sales Price*	\$891,653	\$986,620	+ 10.7%	\$828,110	\$928,900	+ 12.2%
Percent of Original List Price Received*	97.5%	96.7%	- 0.8%	97.4%	97.7%	+ 0.3%
Percent of List Price Received*	98.6%	98.2%	- 0.4%	98.4%	98.7%	+ 0.3%
Inventory of Homes for Sale	1,060	1,225	+ 15.6%	--	--	--
Months Supply of Inventory	2.1	2.7	+ 28.6%	--	--	--

* 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	September			Rolling 12 Months		
	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
Key Metrics						
New Listings	546	651	+ 19.2%	7,002	7,509	+ 7.2%
Pending Sales	438	389	- 11.2%	5,461	5,077	- 7.0%
Closed Sales	476	348	- 26.9%	5,547	5,096	- 8.1%
Days on Market Until Sale	26	27	+ 3.8%	26	26	0.0%
Median Sales Price*	\$428,250	\$474,950	+ 10.9%	\$418,000	\$450,000	+ 7.7%
Average Sales Price*	\$506,815	\$584,180	+ 15.3%	\$509,898	\$555,183	+ 8.9%
Percent of Original List Price Received*	98.4%	97.3%	- 1.1%	98.2%	98.2%	0.0%
Percent of List Price Received*	99.3%	98.6%	- 0.7%	98.9%	99.1%	+ 0.2%
Inventory of Homes for Sale	826	1,125	+ 36.2%	--	--	--
Months Supply of Inventory	1.8	2.7	+ 50.0%	--	--	--

* 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.

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



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

