



Local Market Update for September 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

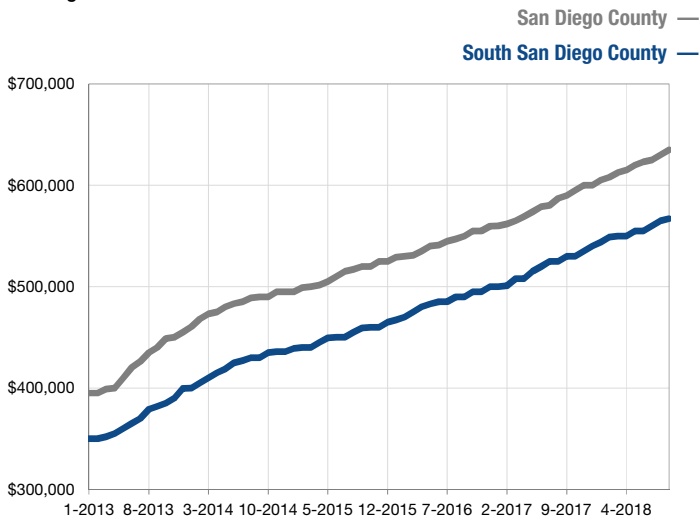
| Detached Single-Family | September | | | Rolling 12 Months | | |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
| | 2017 | 2018 | Percent Change | Thru 9-2017 | Thru 9-2018 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 244 | 258 | + 5.7% | 3,037 | 3,044 | + 0.2% |
| Pending Sales | 183 | 142 | - 22.4% | 2,254 | 2,060 | - 8.6% |
| Closed Sales | 170 | 141 | - 17.1% | 2,283 | 2,052 | - 10.1% |
| Days on Market Until Sale | 29 | 35 | + 20.7% | 30 | 28 | - 6.7% |
| Median Sales Price* | \$560,000 | \$576,250 | + 2.9% | \$530,000 | \$567,000 | + 7.0% |
| Average Sales Price* | \$599,472 | \$617,794 | + 3.1% | \$557,304 | \$596,127 | + 7.0% |
| Percent of Original List Price Received* | 97.6% | 96.9% | - 0.7% | 97.8% | 97.9% | + 0.1% |
| Percent of List Price Received* | 98.5% | 98.6% | + 0.1% | 98.7% | 98.8% | + 0.1% |
| Inventory of Homes for Sale | 379 | 446 | + 17.7% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 2.6 | + 30.0% | -- | -- | -- |

* 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 | September | | | Rolling 12 Months | | |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
| | 2017 | 2018 | Percent Change | Thru 9-2017 | Thru 9-2018 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 129 | 133 | + 3.1% | 1,336 | 1,462 | + 9.4% |
| Pending Sales | 90 | 95 | + 5.6% | 1,121 | 1,082 | - 3.5% |
| Closed Sales | 84 | 62 | - 26.2% | 1,120 | 1,064 | - 5.0% |
| Days on Market Until Sale | 22 | 21 | - 4.5% | 26 | 23 | - 11.5% |
| Median Sales Price* | \$379,250 | \$391,500 | + 3.2% | \$355,000 | \$382,125 | + 7.6% |
| Average Sales Price* | \$384,734 | \$407,236 | + 5.8% | \$360,526 | \$382,572 | + 6.1% |
| Percent of Original List Price Received* | 98.6% | 98.1% | - 0.5% | 98.7% | 98.8% | + 0.1% |
| Percent of List Price Received* | 99.4% | 99.2% | - 0.2% | 99.1% | 99.4% | + 0.3% |
| Inventory of Homes for Sale | 139 | 195 | + 40.3% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 2.2 | + 46.7% | -- | -- | -- |

* 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.

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



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

