



# Local Market Update for October 2018

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

## East San Diego County

ZIP Codes: 91901, 91905, 91906, 91916, 91917, 91931, 91934, 91935, 91941, 91942, 91945, 91948, 91962, 91963, 91977, 91978, 91980, 92004, 92019, 92020, 92021, 92036, 92040, 92066, 92070, 92071, 92086

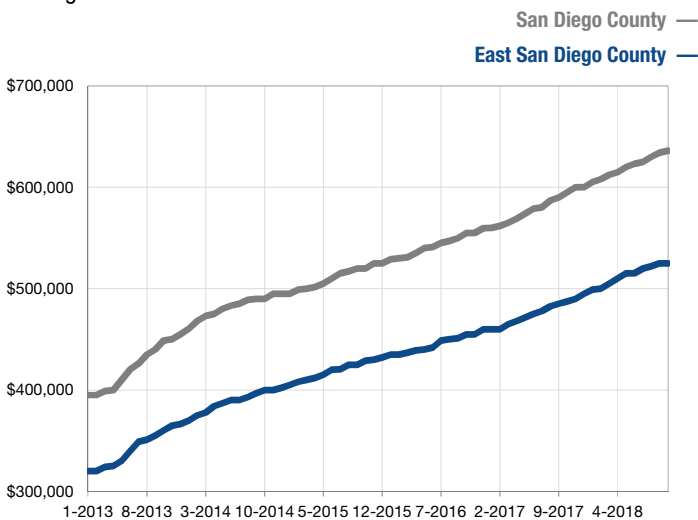
Detached Single-Family	October			Rolling 12 Months		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
<b>Key Metrics</b>						
New Listings	517	<b>619</b>	+ 19.7%	5,854	<b>6,452</b>	+ 10.2%
Pending Sales	383	<b>346</b>	- 9.7%	4,309	<b>4,128</b>	- 4.2%
Closed Sales	365	<b>326</b>	- 10.7%	4,322	<b>4,153</b>	- 3.9%
Days on Market Until Sale	31	<b>28</b>	- 9.7%	32	<b>30</b>	- 6.3%
Median Sales Price*	\$499,000	<b>\$525,000</b>	+ 5.2%	\$487,500	<b>\$525,000</b>	+ 7.7%
Average Sales Price*	\$511,254	<b>\$566,997</b>	+ 10.9%	\$515,893	<b>\$556,012</b>	+ 7.8%
Percent of Original List Price Received*	96.4%	<b>96.1%</b>	- 0.3%	97.1%	<b>97.2%</b>	+ 0.1%
Percent of List Price Received*	98.1%	<b>97.7%</b>	- 0.4%	98.3%	<b>98.6%</b>	+ 0.3%
Inventory of Homes for Sale	753	<b>1,005</b>	+ 33.5%	--	--	--
Months Supply of Inventory	2.1	<b>2.9</b>	+ 38.1%	--	--	--

\* 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	October			Rolling 12 Months		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
<b>Key Metrics</b>						
New Listings	138	<b>152</b>	+ 10.1%	1,468	<b>1,688</b>	+ 15.0%
Pending Sales	106	<b>111</b>	+ 4.7%	1,202	<b>1,285</b>	+ 6.9%
Closed Sales	107	<b>97</b>	- 9.3%	1,201	<b>1,268</b>	+ 5.6%
Days on Market Until Sale	21	<b>21</b>	0.0%	23	<b>23</b>	0.0%
Median Sales Price*	\$320,000	<b>\$329,000</b>	+ 2.8%	\$290,000	<b>\$320,000</b>	+ 10.3%
Average Sales Price*	\$323,623	<b>\$342,374</b>	+ 5.8%	\$299,748	<b>\$322,303</b>	+ 7.5%
Percent of Original List Price Received*	99.0%	<b>97.9%</b>	- 1.1%	98.5%	<b>98.5%</b>	0.0%
Percent of List Price Received*	99.2%	<b>99.0%</b>	- 0.2%	99.1%	<b>99.2%</b>	+ 0.1%
Inventory of Homes for Sale	153	<b>181</b>	+ 18.3%	--	--	--
Months Supply of Inventory	1.5	<b>1.7</b>	+ 13.3%	--	--	--

\* 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.

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



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

