



Local Market Update for October 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

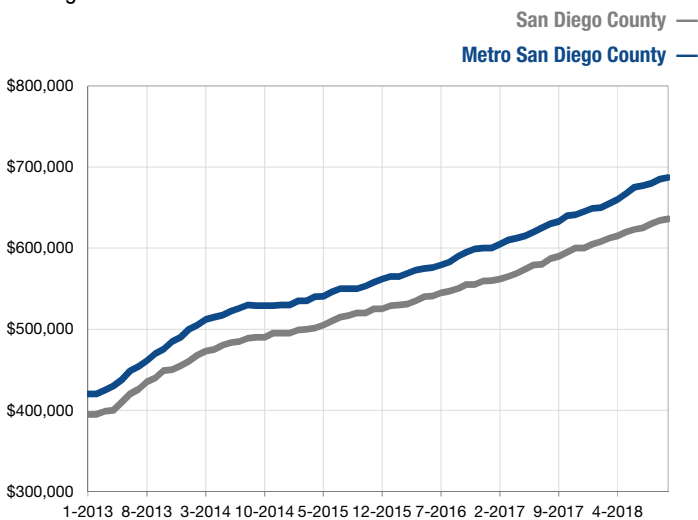
Detached Single-Family	October			Rolling 12 Months		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	596	773	+ 29.7%	7,989	8,448	+ 5.7%
Pending Sales	464	445	- 4.1%	5,876	5,491	- 6.6%
Closed Sales	500	416	- 16.8%	5,991	5,475	- 8.6%
Days on Market Until Sale	29	32	+ 10.3%	28	27	- 3.6%
Median Sales Price*	\$675,000	\$700,000	+ 3.7%	\$640,000	\$687,000	+ 7.3%
Average Sales Price*	\$907,250	\$983,918	+ 8.5%	\$841,593	\$934,392	+ 11.0%
Percent of Original List Price Received*	97.2%	96.5%	- 0.7%	97.5%	97.7%	+ 0.2%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	98.5%	98.6%	+ 0.1%
Inventory of Homes for Sale	968	1,265	+ 30.7%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--

* 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	October			Rolling 12 Months		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	566	638	+ 12.7%	7,010	7,591	+ 8.3%
Pending Sales	409	364	- 11.0%	5,422	5,017	- 7.5%
Closed Sales	460	385	- 16.3%	5,527	5,042	- 8.8%
Days on Market Until Sale	28	30	+ 7.1%	26	26	0.0%
Median Sales Price*	\$439,000	\$441,500	+ 0.6%	\$419,000	\$450,000	+ 7.4%
Average Sales Price*	\$546,790	\$522,448	- 4.5%	\$512,496	\$554,184	+ 8.1%
Percent of Original List Price Received*	97.8%	97.3%	- 0.5%	98.2%	98.2%	0.0%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	98.9%	99.0%	+ 0.1%
Inventory of Homes for Sale	810	1,129	+ 39.4%	--	--	--
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

