



Local Market Update for October 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

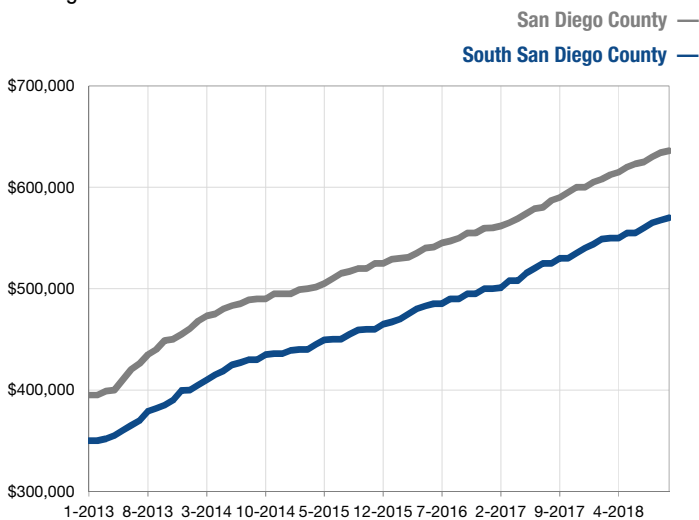
Detached Single-Family	October			Rolling 12 Months		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	240	252	+ 5.0%	3,033	3,060	+ 0.9%
Pending Sales	172	171	- 0.6%	2,251	2,040	- 9.4%
Closed Sales	201	136	- 32.3%	2,283	2,000	- 12.4%
Days on Market Until Sale	26	33	+ 26.9%	29	29	0.0%
Median Sales Price*	\$545,000	\$589,450	+ 8.2%	\$530,000	\$570,000	+ 7.5%
Average Sales Price*	\$590,095	\$611,900	+ 3.7%	\$560,477	\$598,048	+ 6.7%
Percent of Original List Price Received*	97.9%	97.1%	- 0.8%	97.9%	97.9%	0.0%
Percent of List Price Received*	98.7%	99.0%	+ 0.3%	98.7%	98.9%	+ 0.2%
Inventory of Homes for Sale	352	448	+ 27.3%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 36.8%	--	--	--

* 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	109	152	+ 39.4%	1,337	1,512	+ 13.1%
Pending Sales	100	82	- 18.0%	1,118	1,061	- 5.1%
Closed Sales	104	89	- 14.4%	1,140	1,057	- 7.3%
Days on Market Until Sale	21	28	+ 33.3%	25	24	- 4.0%
Median Sales Price*	\$370,000	\$370,000	0.0%	\$356,000	\$381,000	+ 7.0%
Average Sales Price*	\$364,744	\$372,004	+ 2.0%	\$362,146	\$383,651	+ 5.9%
Percent of Original List Price Received*	99.0%	97.7%	- 1.3%	98.8%	98.7%	- 0.1%
Percent of List Price Received*	99.7%	99.0%	- 0.7%	99.2%	99.3%	+ 0.1%
Inventory of Homes for Sale	122	223	+ 82.8%	--	--	--
Months Supply of Inventory	1.3	2.5	+ 92.3%	--	--	--

* 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

