



Local Market Update for November 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

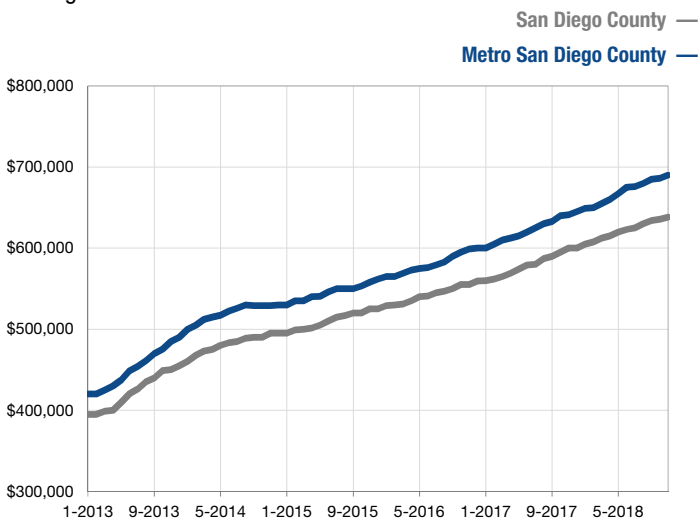
Detached Single-Family	November			Rolling 12 Months		
	2017	2018	Percent Change	Thru 11-2017	Thru 11-2018	Percent Change
Key Metrics						
New Listings	532	593	+ 11.5%	8,018	8,526	+ 6.3%
Pending Sales	415	410	- 1.2%	5,892	5,454	- 7.4%
Closed Sales	455	384	- 15.6%	5,950	5,429	- 8.8%
Days on Market Until Sale	32	32	0.0%	28	27	- 3.6%
Median Sales Price*	\$680,000	\$700,000	+ 2.9%	\$641,000	\$690,000	+ 7.6%
Average Sales Price*	\$893,961	\$962,788	+ 7.7%	\$851,662	\$939,164	+ 10.3%
Percent of Original List Price Received*	97.2%	96.1%	- 1.1%	97.6%	97.6%	0.0%
Percent of List Price Received*	98.3%	97.8%	- 0.5%	98.5%	98.6%	+ 0.1%
Inventory of Homes for Sale	881	1,201	+ 36.3%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--

* 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	November			Rolling 12 Months		
	2017	2018	Percent Change	Thru 11-2017	Thru 11-2018	Percent Change
Key Metrics						
New Listings	493	505	+ 2.4%	7,070	7,610	+ 7.6%
Pending Sales	383	296	- 22.7%	5,403	4,919	- 9.0%
Closed Sales	390	292	- 25.1%	5,461	4,967	- 9.0%
Days on Market Until Sale	26	27	+ 3.8%	26	26	0.0%
Median Sales Price*	\$429,000	\$430,000	+ 0.2%	\$420,000	\$450,000	+ 7.1%
Average Sales Price*	\$522,801	\$1,762,615	+ 237.1%	\$514,991	\$627,011	+ 21.8%
Percent of Original List Price Received*	98.1%	97.0%	- 1.1%	98.3%	98.1%	- 0.2%
Percent of List Price Received*	99.0%	98.5%	- 0.5%	99.0%	99.0%	0.0%
Inventory of Homes for Sale	771	1,083	+ 40.5%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--

* 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

