



# Local Market Update for November 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

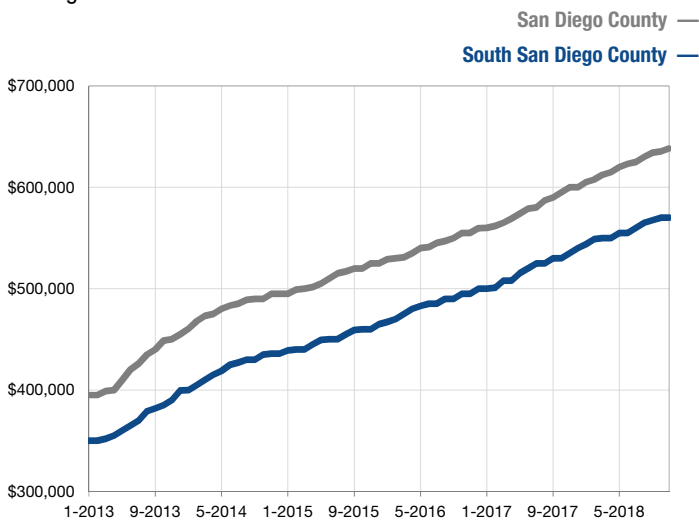
Detached Single-Family	November			Rolling 12 Months		
	2017	2018	Percent Change	Thru 11-2017	Thru 11-2018	Percent Change
<b>Key Metrics</b>						
New Listings	189	206	+ 9.0%	3,002	3,080	+ 2.6%
Pending Sales	163	143	- 12.3%	2,220	2,013	- 9.3%
Closed Sales	165	122	- 26.1%	2,266	1,974	- 12.9%
Days on Market Until Sale	28	40	+ 42.9%	29	30	+ 3.4%
Median Sales Price*	\$560,000	\$550,000	- 1.8%	\$535,000	\$570,000	+ 6.5%
Average Sales Price*	\$585,617	\$599,930	+ 2.4%	\$564,220	\$599,304	+ 6.2%
Percent of Original List Price Received*	97.7%	96.7%	- 1.0%	97.9%	97.8%	- 0.1%
Percent of List Price Received*	98.9%	98.1%	- 0.8%	98.7%	98.8%	+ 0.1%
Inventory of Homes for Sale	320	420	+ 31.3%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 47.1%	--	--	--

\* 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	November			Rolling 12 Months		
	2017	2018	Percent Change	Thru 11-2017	Thru 11-2018	Percent Change
<b>Key Metrics</b>						
New Listings	94	108	+ 14.9%	1,352	1,527	+ 12.9%
Pending Sales	85	68	- 20.0%	1,142	1,039	- 9.0%
Closed Sales	91	62	- 31.9%	1,122	1,034	- 7.8%
Days on Market Until Sale	25	34	+ 36.0%	25	24	- 4.0%
Median Sales Price*	\$385,000	\$389,000	+ 1.0%	\$361,175	\$380,000	+ 5.2%
Average Sales Price*	\$368,840	\$389,458	+ 5.6%	\$366,629	\$385,343	+ 5.1%
Percent of Original List Price Received*	98.7%	96.4%	- 2.3%	98.8%	98.5%	- 0.3%
Percent of List Price Received*	99.3%	98.7%	- 0.6%	99.3%	99.3%	0.0%
Inventory of Homes for Sale	113	217	+ 92.0%	--	--	--
Months Supply of Inventory	1.2	2.5	+ 108.3%	--	--	--

\* 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

