



Local Market Update for December 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

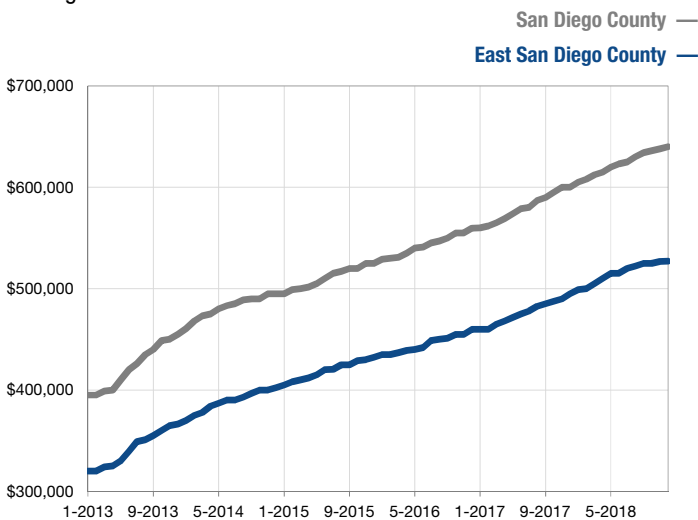
Detached Single-Family	December			Rolling 12 Months		
	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
Key Metrics						
New Listings	268	260	- 3.0%	5,809	6,498	+ 11.9%
Pending Sales	261	266	+ 1.9%	4,299	4,097	- 4.7%
Closed Sales	315	274	- 13.0%	4,304	4,055	- 5.8%
Days on Market Until Sale	31	37	+ 19.4%	32	30	- 6.3%
Median Sales Price*	\$529,425	\$531,500	+ 0.4%	\$495,000	\$527,000	+ 6.5%
Average Sales Price*	\$545,490	\$558,297	+ 2.3%	\$523,441	\$559,175	+ 6.8%
Percent of Original List Price Received*	96.4%	95.6%	- 0.8%	97.1%	97.2%	+ 0.1%
Percent of List Price Received*	97.9%	97.7%	- 0.2%	98.3%	98.5%	+ 0.2%
Inventory of Homes for Sale	627	767	+ 22.3%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

* 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	December			Rolling 12 Months		
	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
Key Metrics						
New Listings	70	82	+ 17.1%	1,502	1,674	+ 11.5%
Pending Sales	60	77	+ 28.3%	1,229	1,260	+ 2.5%
Closed Sales	100	70	- 30.0%	1,228	1,238	+ 0.8%
Days on Market Until Sale	26	27	+ 3.8%	23	23	0.0%
Median Sales Price*	\$308,750	\$295,000	- 4.5%	\$300,000	\$319,750	+ 6.6%
Average Sales Price*	\$310,993	\$313,759	+ 0.9%	\$304,409	\$322,172	+ 5.8%
Percent of Original List Price Received*	97.9%	97.8%	- 0.1%	98.6%	98.4%	- 0.2%
Percent of List Price Received*	98.7%	99.2%	+ 0.5%	99.1%	99.2%	+ 0.1%
Inventory of Homes for Sale	136	141	+ 3.7%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--

* 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

