



# Local Market Update for December 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

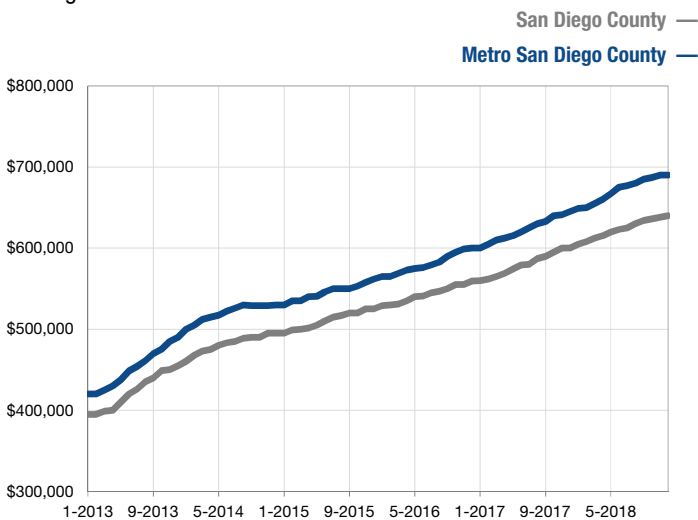
Detached Single-Family	December			Rolling 12 Months		
	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
<b>Key Metrics</b>						
New Listings	347	<b>365</b>	+ 5.2%	7,981	<b>8,551</b>	+ 7.1%
Pending Sales	338	<b>323</b>	- 4.4%	5,865	<b>5,418</b>	- 7.6%
Closed Sales	441	<b>352</b>	- 20.2%	5,932	<b>5,380</b>	- 9.3%
Days on Market Until Sale	34	<b>35</b>	+ 2.9%	28	<b>28</b>	0.0%
Median Sales Price*	\$649,000	<b>\$665,000</b>	+ 2.5%	\$645,000	<b>\$690,000</b>	+ 7.0%
Average Sales Price*	\$894,829	<b>\$898,807</b>	+ 0.4%	\$857,107	<b>\$940,089</b>	+ 9.7%
Percent of Original List Price Received*	97.5%	<b>95.3%</b>	- 2.3%	97.7%	<b>97.4%</b>	- 0.3%
Percent of List Price Received*	98.4%	<b>97.7%</b>	- 0.7%	98.6%	<b>98.5%</b>	- 0.1%
Inventory of Homes for Sale	718	<b>974</b>	+ 35.7%	--	--	--
Months Supply of Inventory	1.5	<b>2.2</b>	+ 46.7%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	284	<b>306</b>	+ 7.7%	7,066	<b>7,641</b>	+ 8.1%
Pending Sales	300	<b>250</b>	- 16.7%	5,396	<b>4,847</b>	- 10.2%
Closed Sales	369	<b>273</b>	- 26.0%	5,387	<b>4,903</b>	- 9.0%
Days on Market Until Sale	26	<b>40</b>	+ 53.8%	25	<b>27</b>	+ 8.0%
Median Sales Price*	\$427,000	<b>\$475,000</b>	+ 11.2%	\$424,000	<b>\$453,101</b>	+ 6.9%
Average Sales Price*	\$515,411	<b>\$576,142</b>	+ 11.8%	\$517,290	<b>\$557,890</b>	+ 7.8%
Percent of Original List Price Received*	97.9%	<b>95.8%</b>	- 2.1%	98.4%	<b>98.0%</b>	- 0.4%
Percent of List Price Received*	98.6%	<b>97.9%</b>	- 0.7%	99.0%	<b>99.0%</b>	0.0%
Inventory of Homes for Sale	605	<b>917</b>	+ 51.6%	--	--	--
Months Supply of Inventory	1.3	<b>2.3</b>	+ 76.9%	--	--	--

\* 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

