



# Local Market Update for December 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

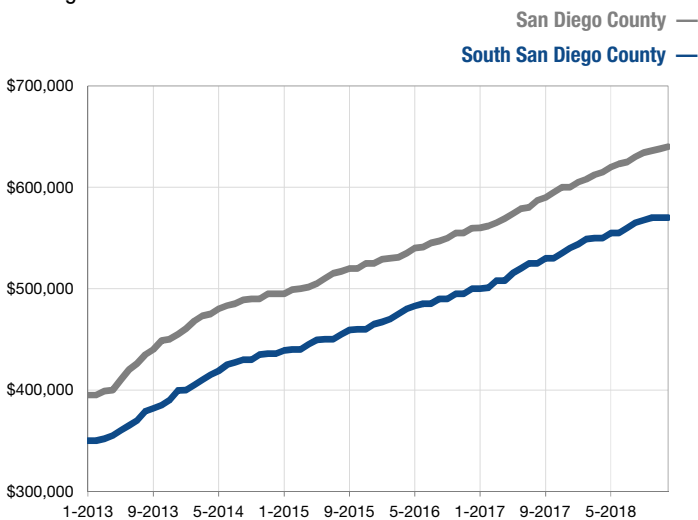
Detached Single-Family	December			Rolling 12 Months		
	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
<b>Key Metrics</b>						
New Listings	144	<b>132</b>	- 8.3%	3,002	<b>3,074</b>	+ 2.4%
Pending Sales	128	<b>136</b>	+ 6.3%	2,199	<b>2,009</b>	- 8.6%
Closed Sales	164	<b>113</b>	- 31.1%	2,223	<b>1,943</b>	- 12.6%
Days on Market Until Sale	35	<b>32</b>	- 8.6%	29	<b>29</b>	0.0%
Median Sales Price*	\$560,500	<b>\$565,000</b>	+ 0.8%	\$540,000	<b>\$570,000</b>	+ 5.6%
Average Sales Price*	\$590,665	<b>\$599,780</b>	+ 1.5%	\$568,017	<b>\$600,010</b>	+ 5.6%
Percent of Original List Price Received*	96.4%	<b>97.5%</b>	+ 1.1%	97.8%	<b>97.9%</b>	+ 0.1%
Percent of List Price Received*	98.2%	<b>98.6%</b>	+ 0.4%	98.7%	<b>98.8%</b>	+ 0.1%
Inventory of Homes for Sale	277	<b>340</b>	+ 22.7%	--	--	--
Months Supply of Inventory	1.5	<b>2.0</b>	+ 33.3%	--	--	--

\* 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.

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	69	<b>71</b>	+ 2.9%	1,348	<b>1,529</b>	+ 13.4%
Pending Sales	62	<b>49</b>	- 21.0%	1,129	<b>1,022</b>	- 9.5%
Closed Sales	87	<b>50</b>	- 42.5%	1,136	<b>1,011</b>	- 11.0%
Days on Market Until Sale	19	<b>37</b>	+ 94.7%	24	<b>25</b>	+ 4.2%
Median Sales Price*	\$373,000	<b>\$403,750</b>	+ 8.2%	\$365,000	<b>\$385,000</b>	+ 5.5%
Average Sales Price*	\$368,145	<b>\$404,300</b>	+ 9.8%	\$368,149	<b>\$388,680</b>	+ 5.6%
Percent of Original List Price Received*	99.2%	<b>97.1%</b>	- 2.1%	98.9%	<b>98.4%</b>	- 0.5%
Percent of List Price Received*	99.7%	<b>99.0%</b>	- 0.7%	99.3%	<b>99.3%</b>	0.0%
Inventory of Homes for Sale	107	<b>198</b>	+ 85.0%	--	--	--
Months Supply of Inventory	1.1	<b>2.3</b>	+ 109.1%	--	--	--

\* 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.

**Median Sales Price – Detached Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Attached Single-Family**  
Rolling 12-Month Calculation

