



Local Market Update for January 2019

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

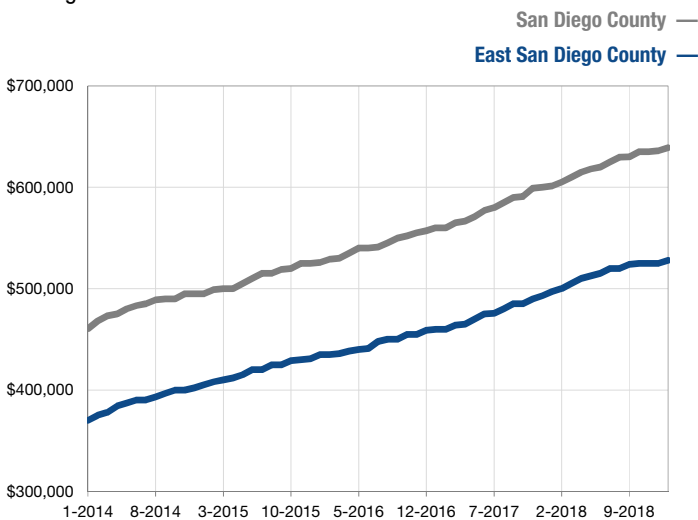
Detached Single-Family	January			Rolling 12 Months		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	511	598	+ 17.0%	5,975	6,761	+ 13.2%
Pending Sales	337	309	- 8.3%	4,367	4,142	- 5.2%
Closed Sales	281	236	- 16.0%	4,404	4,116	- 6.5%
Days on Market Until Sale	33	42	+ 27.3%	32	31	- 3.1%
Median Sales Price*	\$498,000	\$520,500	+ 4.5%	\$497,000	\$528,000	+ 6.2%
Average Sales Price*	\$514,718	\$546,905	+ 6.3%	\$524,564	\$559,802	+ 6.7%
Percent of Original List Price Received*	96.8%	96.0%	- 0.8%	97.1%	97.1%	0.0%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	98.3%	98.5%	+ 0.2%
Inventory of Homes for Sale	676	860	+ 27.2%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--

* 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	January			Rolling 12 Months		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	162	137	- 15.4%	1,569	1,683	+ 7.3%
Pending Sales	106	97	- 8.5%	1,271	1,266	- 0.4%
Closed Sales	75	65	- 13.3%	1,260	1,258	- 0.2%
Days on Market Until Sale	30	27	- 10.0%	23	23	0.0%
Median Sales Price*	\$310,000	\$316,000	+ 1.9%	\$301,500	\$319,700	+ 6.0%
Average Sales Price*	\$310,787	\$326,469	+ 5.0%	\$305,904	\$322,780	+ 5.5%
Percent of Original List Price Received*	98.0%	98.0%	0.0%	98.6%	98.4%	- 0.2%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	99.2%	99.2%	0.0%
Inventory of Homes for Sale	158	146	- 7.6%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

* 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.

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



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

