



Local Market Update for January 2019

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

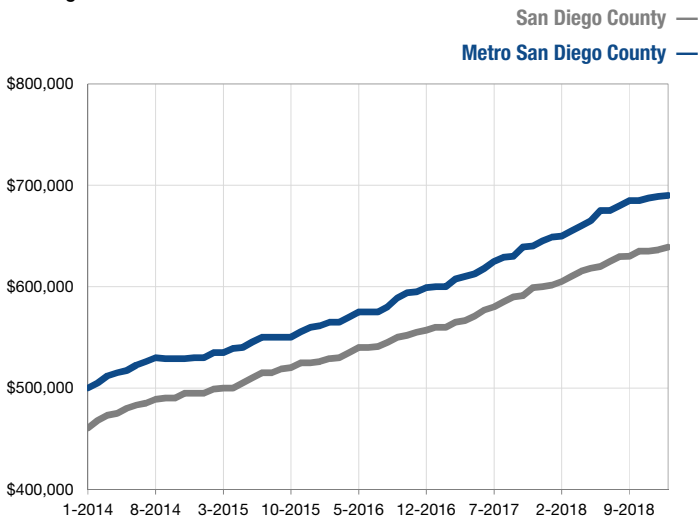
Detached Single-Family	January			Rolling 12 Months		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	626	792	+ 26.5%	8,073	8,872	+ 9.9%
Pending Sales	413	453	+ 9.7%	5,950	5,522	- 7.2%
Closed Sales	350	292	- 16.6%	6,013	5,436	- 9.6%
Days on Market Until Sale	42	38	- 9.5%	29	27	- 6.9%
Median Sales Price*	\$649,000	\$653,440	+ 0.7%	\$649,000	\$690,000	+ 6.3%
Average Sales Price*	\$917,429	\$878,061	- 4.3%	\$865,391	\$933,540	+ 7.9%
Percent of Original List Price Received*	97.1%	96.1%	- 1.0%	97.7%	97.4%	- 0.3%
Percent of List Price Received*	98.1%	97.7%	- 0.4%	98.6%	98.5%	- 0.1%
Inventory of Homes for Sale	763	1,019	+ 33.6%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 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	January			Rolling 12 Months		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	638	690	+ 8.2%	7,266	7,892	+ 8.6%
Pending Sales	387	319	- 17.6%	5,496	4,885	- 11.1%
Closed Sales	344	228	- 33.7%	5,506	4,914	- 10.8%
Days on Market Until Sale	27	38	+ 40.7%	25	28	+ 12.0%
Median Sales Price*	\$430,000	\$456,000	+ 6.0%	\$425,000	\$455,000	+ 7.1%
Average Sales Price*	\$533,696	\$551,741	+ 3.4%	\$518,941	\$557,288	+ 7.4%
Percent of Original List Price Received*	98.1%	96.6%	- 1.5%	98.5%	97.9%	- 0.6%
Percent of List Price Received*	98.8%	98.1%	- 0.7%	99.1%	98.9%	- 0.2%
Inventory of Homes for Sale	706	1,022	+ 44.8%	--	--	--
Months Supply of Inventory	1.5	2.5	+ 66.7%	--	--	--

* 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

