



# Local Market Update for January 2019

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

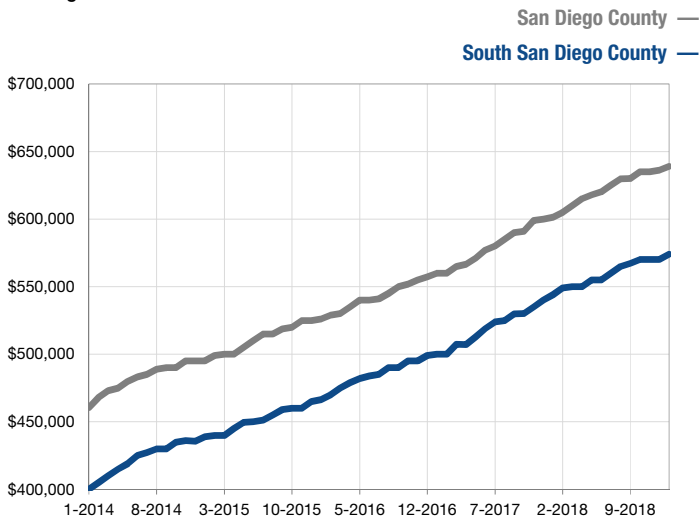
Detached Single-Family	January			Rolling 12 Months		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
<b>Key Metrics</b>						
New Listings	248	<b>277</b>	+ 11.7%	3,073	<b>3,160</b>	+ 2.8%
Pending Sales	152	<b>164</b>	+ 7.9%	2,230	<b>2,048</b>	- 8.2%
Closed Sales	126	<b>125</b>	- 0.8%	2,245	<b>2,009</b>	- 10.5%
Days on Market Until Sale	37	<b>43</b>	+ 16.2%	29	<b>30</b>	+ 3.4%
Median Sales Price*	\$547,000	<b>\$567,000</b>	+ 3.7%	\$544,000	<b>\$574,000</b>	+ 5.5%
Average Sales Price*	\$583,677	<b>\$582,903</b>	- 0.1%	\$571,548	<b>\$599,929</b>	+ 5.0%
Percent of Original List Price Received*	96.4%	<b>96.0%</b>	- 0.4%	97.8%	<b>97.8%</b>	0.0%
Percent of List Price Received*	97.6%	<b>97.5%</b>	- 0.1%	98.7%	<b>98.8%</b>	+ 0.1%
Inventory of Homes for Sale	317	<b>371</b>	+ 17.0%	--	--	--
Months Supply of Inventory	1.7	<b>2.2</b>	+ 29.4%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	116	<b>149</b>	+ 28.4%	1,397	<b>1,598</b>	+ 14.4%
Pending Sales	78	<b>103</b>	+ 32.1%	1,156	<b>1,068</b>	- 7.6%
Closed Sales	68	<b>47</b>	- 30.9%	1,152	<b>1,034</b>	- 10.2%
Days on Market Until Sale	24	<b>32</b>	+ 33.3%	23	<b>27</b>	+ 17.4%
Median Sales Price*	\$354,000	<b>\$400,000</b>	+ 13.0%	\$365,000	<b>\$385,000</b>	+ 5.5%
Average Sales Price*	\$360,350	<b>\$398,457</b>	+ 10.6%	\$369,389	<b>\$390,487</b>	+ 5.7%
Percent of Original List Price Received*	99.0%	<b>97.6%</b>	- 1.4%	99.0%	<b>98.3%</b>	- 0.7%
Percent of List Price Received*	99.6%	<b>99.3%</b>	- 0.3%	99.4%	<b>99.3%</b>	- 0.1%
Inventory of Homes for Sale	122	<b>204</b>	+ 67.2%	--	--	--
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

