



# Local Market Update for February 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

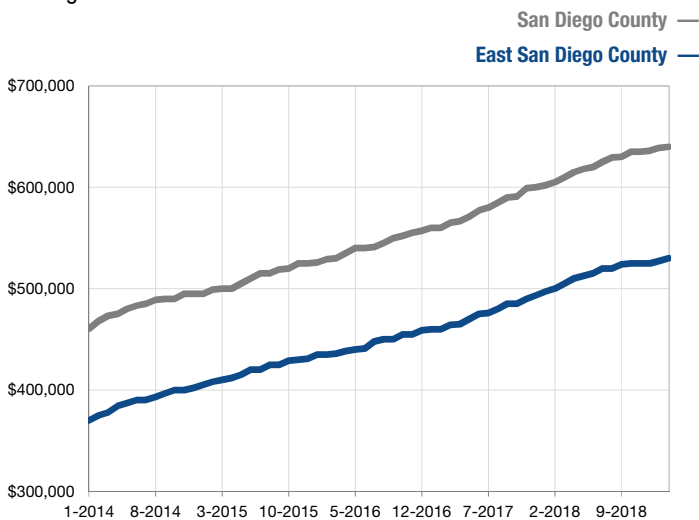
Detached Single-Family	February			Rolling 12 Months		
	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
<b>Key Metrics</b>						
New Listings	497	<b>391</b>	- 21.3%	6,078	<b>6,662</b>	+ 9.6%
Pending Sales	302	<b>363</b>	+ 20.2%	4,331	<b>4,179</b>	- 3.5%
Closed Sales	304	<b>214</b>	- 29.6%	4,420	<b>4,046</b>	- 8.5%
Days on Market Until Sale	30	<b>37</b>	+ 23.3%	31	<b>31</b>	0.0%
Median Sales Price*	\$510,000	<b>\$525,000</b>	+ 2.9%	\$500,000	<b>\$530,000</b>	+ 6.0%
Average Sales Price*	\$534,663	<b>\$547,083</b>	+ 2.3%	\$526,828	<b>\$560,852</b>	+ 6.5%
Percent of Original List Price Received*	97.8%	<b>96.4%</b>	- 1.4%	97.2%	<b>97.0%</b>	- 0.2%
Percent of List Price Received*	99.0%	<b>98.2%</b>	- 0.8%	98.4%	<b>98.5%</b>	+ 0.1%
Inventory of Homes for Sale	771	<b>770</b>	- 0.1%	--	--	--
Months Supply of Inventory	2.1	<b>2.2</b>	+ 4.8%	--	--	--

\* 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	February			Rolling 12 Months		
	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
<b>Key Metrics</b>						
New Listings	153	<b>101</b>	- 34.0%	1,603	<b>1,633</b>	+ 1.9%
Pending Sales	117	<b>97</b>	- 17.1%	1,296	<b>1,237</b>	- 4.6%
Closed Sales	99	<b>79</b>	- 20.2%	1,282	<b>1,241</b>	- 3.2%
Days on Market Until Sale	25	<b>33</b>	+ 32.0%	23	<b>24</b>	+ 4.3%
Median Sales Price*	\$325,000	<b>\$322,500</b>	- 0.8%	\$305,000	<b>\$319,000</b>	+ 4.6%
Average Sales Price*	\$329,374	<b>\$335,641</b>	+ 1.9%	\$308,269	<b>\$322,891</b>	+ 4.7%
Percent of Original List Price Received*	98.7%	<b>97.8%</b>	- 0.9%	98.6%	<b>98.3%</b>	- 0.3%
Percent of List Price Received*	99.3%	<b>99.0%</b>	- 0.3%	99.2%	<b>99.1%</b>	- 0.1%
Inventory of Homes for Sale	168	<b>138</b>	- 17.9%	--	--	--
Months Supply of Inventory	1.6	<b>1.3</b>	- 18.8%	--	--	--

\* 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

