

Local Market Update for February 2019

Provided by the North San Diego County Association of REALTORS®.

North San Diego County
Association of REALTORS®



HOMEDEX

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

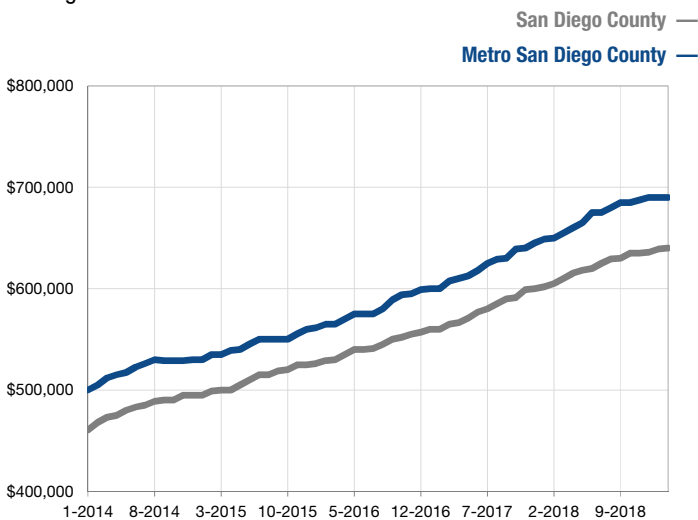
Detached Single-Family	February			Rolling 12 Months		
	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
Key Metrics						
New Listings	647	628	- 2.9%	8,139	8,868	+ 9.0%
Pending Sales	435	456	+ 4.8%	5,918	5,517	- 6.8%
Closed Sales	368	356	- 3.3%	5,964	5,441	- 8.8%
Days on Market Until Sale	31	33	+ 6.5%	29	28	- 3.4%
Median Sales Price*	\$669,500	\$680,000	+ 1.6%	\$650,000	\$690,000	+ 6.2%
Average Sales Price*	\$847,200	\$846,634	- 0.1%	\$866,785	\$934,035	+ 7.8%
Percent of Original List Price Received*	98.4%	96.7%	- 1.7%	97.8%	97.3%	- 0.5%
Percent of List Price Received*	99.1%	97.9%	- 1.2%	98.6%	98.5%	- 0.1%
Inventory of Homes for Sale	841	1,005	+ 19.5%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 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	February			Rolling 12 Months		
	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
Key Metrics						
New Listings	575	592	+ 3.0%	7,256	7,924	+ 9.2%
Pending Sales	435	379	- 12.9%	5,487	4,827	- 12.0%
Closed Sales	366	277	- 24.3%	5,536	4,840	- 12.6%
Days on Market Until Sale	34	40	+ 17.6%	25	28	+ 12.0%
Median Sales Price*	\$461,500	\$460,000	- 0.3%	\$427,500	\$453,000	+ 6.0%
Average Sales Price*	\$546,933	\$543,716	- 0.6%	\$521,119	\$556,897	+ 6.9%
Percent of Original List Price Received*	98.3%	96.7%	- 1.6%	98.5%	97.8%	- 0.7%
Percent of List Price Received*	99.1%	98.2%	- 0.9%	99.1%	98.9%	- 0.2%
Inventory of Homes for Sale	756	1,044	+ 38.1%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--

* 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

