



# Local Market Update for February 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

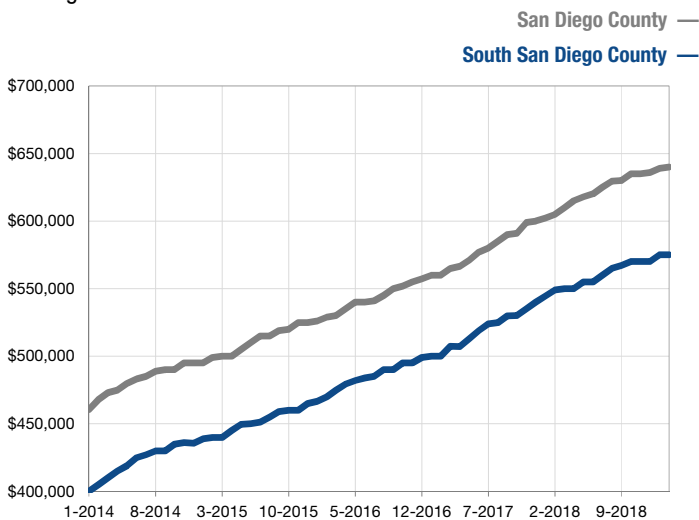
Detached Single-Family	February			Rolling 12 Months		
	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
<b>Key Metrics</b>						
New Listings	219	<b>202</b>	- 7.8%	3,037	<b>3,147</b>	+ 3.6%
Pending Sales	151	<b>179</b>	+ 18.5%	2,201	<b>2,057</b>	- 6.5%
Closed Sales	139	<b>100</b>	- 28.1%	2,232	<b>1,982</b>	- 11.2%
Days on Market Until Sale	31	<b>36</b>	+ 16.1%	29	<b>31</b>	+ 6.9%
Median Sales Price*	\$565,000	<b>\$567,000</b>	+ 0.4%	\$549,000	<b>\$575,000</b>	+ 4.7%
Average Sales Price*	\$606,622	<b>\$583,308</b>	- 3.8%	\$577,245	<b>\$598,641</b>	+ 3.7%
Percent of Original List Price Received*	98.4%	<b>98.4%</b>	0.0%	97.9%	<b>97.8%</b>	- 0.1%
Percent of List Price Received*	98.8%	<b>99.5%</b>	+ 0.7%	98.7%	<b>98.9%</b>	+ 0.2%
Inventory of Homes for Sale	344	<b>341</b>	- 0.9%	--	--	--
Months Supply of Inventory	1.9	<b>2.0</b>	+ 5.3%	--	--	--

\* 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	102	<b>124</b>	+ 21.6%	1,403	<b>1,627</b>	+ 16.0%
Pending Sales	75	<b>93</b>	+ 24.0%	1,142	<b>1,074</b>	- 6.0%
Closed Sales	74	<b>54</b>	- 27.0%	1,167	<b>1,026</b>	- 12.1%
Days on Market Until Sale	21	<b>40</b>	+ 90.5%	23	<b>28</b>	+ 21.7%
Median Sales Price*	\$374,000	<b>\$387,000</b>	+ 3.5%	\$369,000	<b>\$386,750</b>	+ 4.8%
Average Sales Price*	\$362,417	<b>\$387,503</b>	+ 6.9%	\$370,120	<b>\$392,479</b>	+ 6.0%
Percent of Original List Price Received*	99.3%	<b>97.5%</b>	- 1.8%	98.9%	<b>98.2%</b>	- 0.7%
Percent of List Price Received*	99.6%	<b>99.2%</b>	- 0.4%	99.4%	<b>99.2%</b>	- 0.2%
Inventory of Homes for Sale	135	<b>207</b>	+ 53.3%	--	--	--
Months Supply of Inventory	1.4	<b>2.3</b>	+ 64.3%	--	--	--

\* 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

