



Local Market Update for March 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

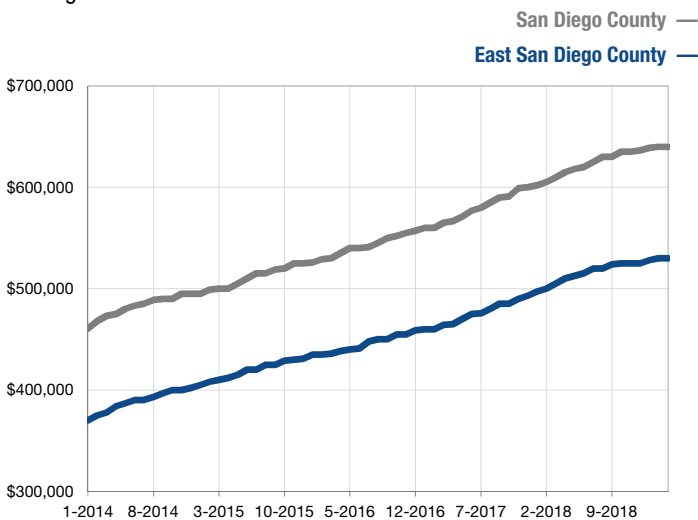
Detached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
Key Metrics						
New Listings	559	521	- 6.8%	6,069	6,644	+ 9.5%
Pending Sales	407	399	- 2.0%	4,337	4,145	- 4.4%
Closed Sales	339	333	- 1.8%	4,364	4,068	- 6.8%
Days on Market Until Sale	30	36	+ 20.0%	31	32	+ 3.2%
Median Sales Price*	\$520,000	\$533,500	+ 2.6%	\$505,000	\$530,000	+ 5.0%
Average Sales Price*	\$556,481	\$562,466	+ 1.1%	\$532,135	\$561,174	+ 5.5%
Percent of Original List Price Received*	97.7%	97.6%	- 0.1%	97.2%	97.0%	- 0.2%
Percent of List Price Received*	98.9%	98.9%	0.0%	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	790	768	- 2.8%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--

* 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	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
Key Metrics						
New Listings	151	112	- 25.8%	1,592	1,594	+ 0.1%
Pending Sales	108	115	+ 6.5%	1,260	1,236	- 1.9%
Closed Sales	115	86	- 25.2%	1,290	1,218	- 5.6%
Days on Market Until Sale	20	34	+ 70.0%	23	25	+ 8.7%
Median Sales Price*	\$310,000	\$305,000	- 1.6%	\$309,750	\$319,700	+ 3.2%
Average Sales Price*	\$313,793	\$324,255	+ 3.3%	\$311,243	\$323,338	+ 3.9%
Percent of Original List Price Received*	99.0%	97.9%	- 1.1%	98.8%	98.2%	- 0.6%
Percent of List Price Received*	99.6%	98.9%	- 0.7%	99.3%	99.1%	- 0.2%
Inventory of Homes for Sale	175	125	- 28.6%	--	--	--
Months Supply of Inventory	1.7	1.2	- 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

