



Local Market Update for April 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

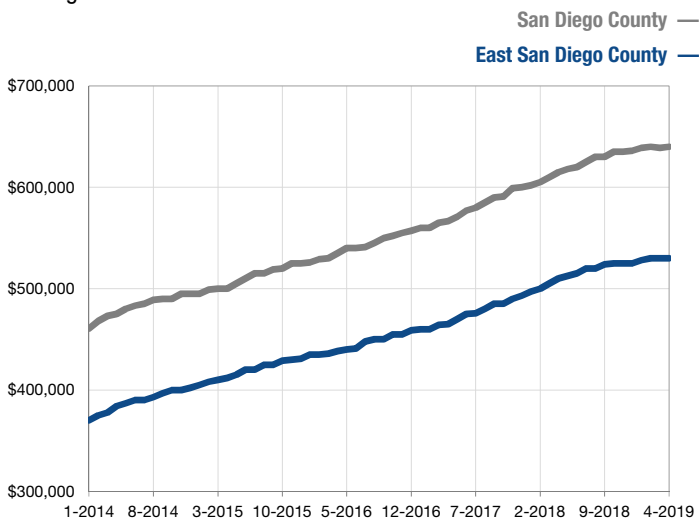
| Detached Single-Family | April | | | Rolling 12 Months | | |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 4-2018 | Thru 4-2019 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 609 | 556 | - 8.7% | 6,178 | 6,615 | + 7.1% |
| Pending Sales | 413 | 426 | + 3.1% | 4,350 | 4,119 | - 5.3% |
| Closed Sales | 372 | 354 | - 4.8% | 4,370 | 4,072 | - 6.8% |
| Days on Market Until Sale | 29 | 36 | + 24.1% | 31 | 32 | + 3.2% |
| Median Sales Price* | \$530,496 | \$539,000 | + 1.6% | \$510,000 | \$530,000 | + 3.9% |
| Average Sales Price* | \$556,112 | \$571,848 | + 2.8% | \$536,613 | \$562,358 | + 4.8% |
| Percent of Original List Price Received* | 98.0% | 97.6% | - 0.4% | 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 | 841 | 813 | - 3.3% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 2.4 | + 4.3% | -- | -- | -- |

* 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 | April | | | Rolling 12 Months | | |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 4-2018 | Thru 4-2019 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 151 | 115 | - 23.8% | 1,611 | 1,561 | - 3.1% |
| Pending Sales | 129 | 116 | - 10.1% | 1,283 | 1,213 | - 5.5% |
| Closed Sales | 122 | 109 | - 10.7% | 1,285 | 1,209 | - 5.9% |
| Days on Market Until Sale | 26 | 27 | + 3.8% | 22 | 25 | + 13.6% |
| Median Sales Price* | \$306,750 | \$325,000 | + 5.9% | \$310,000 | \$320,000 | + 3.2% |
| Average Sales Price* | \$306,067 | \$316,943 | + 3.6% | \$312,726 | \$324,526 | + 3.8% |
| Percent of Original List Price Received* | 98.5% | 98.8% | + 0.3% | 98.8% | 98.2% | - 0.6% |
| Percent of List Price Received* | 99.4% | 99.3% | - 0.1% | 99.3% | 99.1% | - 0.2% |
| Inventory of Homes for Sale | 177 | 115 | - 35.0% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 1.1 | - 35.3% | -- | -- | -- |

* 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

