



# Local Market Update for April 2019

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

## 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

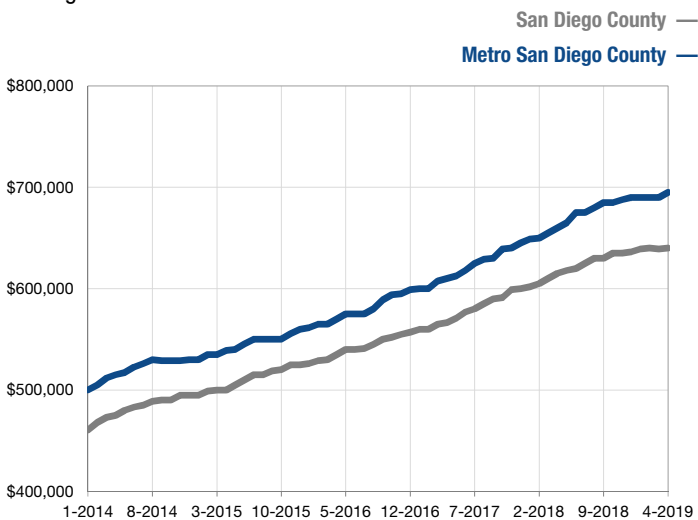
Detached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
<b>Key Metrics</b>						
New Listings	746	<b>798</b>	+ 7.0%	8,097	<b>8,993</b>	+ 11.1%
Pending Sales	517	<b>577</b>	+ 11.6%	5,848	<b>5,640</b>	- 3.6%
Closed Sales	509	<b>535</b>	+ 5.1%	5,900	<b>5,503</b>	- 6.7%
Days on Market Until Sale	24	<b>29</b>	+ 20.8%	28	<b>29</b>	+ 3.6%
Median Sales Price*	\$673,000	<b>\$720,000</b>	+ 7.0%	\$660,000	<b>\$695,000</b>	+ 5.3%
Average Sales Price*	\$917,249	<b>\$929,736</b>	+ 1.4%	\$884,591	<b>\$928,511</b>	+ 5.0%
Percent of Original List Price Received*	98.4%	<b>97.2%</b>	- 1.2%	97.8%	<b>97.1%</b>	- 0.7%
Percent of List Price Received*	99.2%	<b>98.3%</b>	- 0.9%	98.7%	<b>98.3%</b>	- 0.4%
Inventory of Homes for Sale	970	<b>1,004</b>	+ 3.5%	--	--	--
Months Supply of Inventory	2.0	<b>2.1</b>	+ 5.0%	--	--	--

\* 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	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
<b>Key Metrics</b>						
New Listings	657	<b>679</b>	+ 3.3%	7,292	<b>7,918</b>	+ 8.6%
Pending Sales	479	<b>507</b>	+ 5.8%	5,421	<b>4,846</b>	- 10.6%
Closed Sales	483	<b>396</b>	- 18.0%	5,512	<b>4,742</b>	- 14.0%
Days on Market Until Sale	25	<b>32</b>	+ 28.0%	25	<b>30</b>	+ 20.0%
Median Sales Price*	\$476,000	<b>\$463,000</b>	- 2.7%	\$435,000	<b>\$453,000</b>	+ 4.1%
Average Sales Price*	\$563,821	<b>\$536,142</b>	- 4.9%	\$530,437	<b>\$555,440</b>	+ 4.7%
Percent of Original List Price Received*	98.7%	<b>97.9%</b>	- 0.8%	98.5%	<b>97.6%</b>	- 0.9%
Percent of List Price Received*	99.3%	<b>98.9%</b>	- 0.4%	99.1%	<b>98.8%</b>	- 0.3%
Inventory of Homes for Sale	846	<b>1,006</b>	+ 18.9%	--	--	--
Months Supply of Inventory	1.9	<b>2.5</b>	+ 31.6%	--	--	--

\* 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

