



Local Market Update for May 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

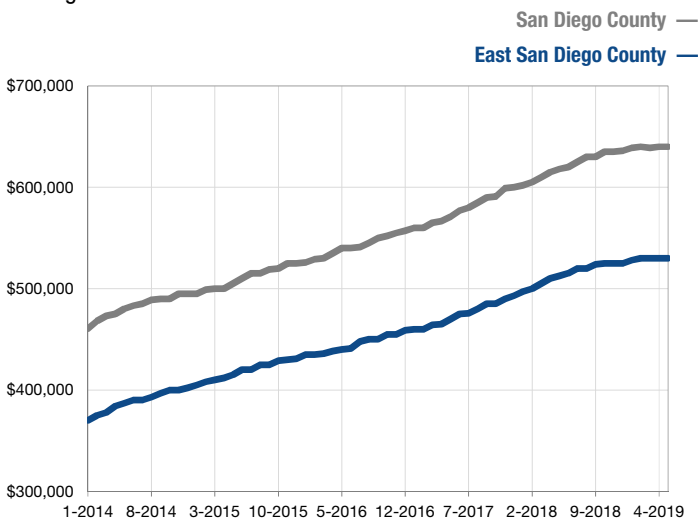
Detached Single-Family	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
Key Metrics						
New Listings	627	608	- 3.0%	6,231	6,615	+ 6.2%
Pending Sales	451	440	- 2.4%	4,358	4,080	- 6.4%
Closed Sales	437	341	- 22.0%	4,388	3,998	- 8.9%
Days on Market Until Sale	28	33	+ 17.9%	30	33	+ 10.0%
Median Sales Price*	\$535,000	\$545,000	+ 1.9%	\$512,500	\$530,000	+ 3.4%
Average Sales Price*	\$563,300	\$564,796	+ 0.3%	\$538,214	\$562,241	+ 4.5%
Percent of Original List Price Received*	97.8%	97.9%	+ 0.1%	97.3%	96.9%	- 0.4%
Percent of List Price Received*	98.9%	99.0%	+ 0.1%	98.5%	98.5%	0.0%
Inventory of Homes for Sale	844	852	+ 0.9%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--

* 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	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
Key Metrics						
New Listings	150	138	- 8.0%	1,624	1,553	- 4.4%
Pending Sales	148	114	- 23.0%	1,304	1,173	- 10.0%
Closed Sales	136	104	- 23.5%	1,294	1,183	- 8.6%
Days on Market Until Sale	25	24	- 4.0%	23	25	+ 8.7%
Median Sales Price*	\$318,000	\$334,000	+ 5.0%	\$312,250	\$320,000	+ 2.5%
Average Sales Price*	\$320,840	\$336,261	+ 4.8%	\$314,129	\$325,842	+ 3.7%
Percent of Original List Price Received*	98.4%	99.5%	+ 1.1%	98.6%	98.3%	- 0.3%
Percent of List Price Received*	98.9%	100.1%	+ 1.2%	99.2%	99.2%	0.0%
Inventory of Homes for Sale	149	134	- 10.1%	--	--	--
Months Supply of Inventory	1.4	1.4	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.

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



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

