



Local Market Update for May 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

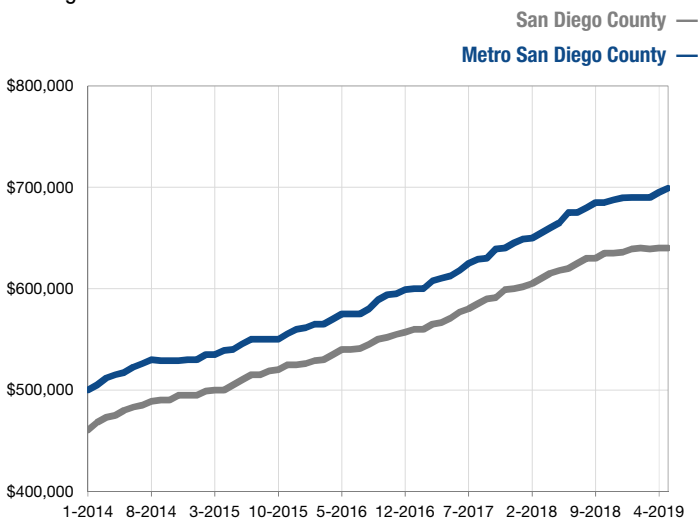
Detached Single-Family	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
Key Metrics						
New Listings	861	860	- 0.1%	8,114	9,020	+ 11.2%
Pending Sales	566	595	+ 5.1%	5,802	5,637	- 2.8%
Closed Sales	542	515	- 5.0%	5,879	5,508	- 6.3%
Days on Market Until Sale	23	27	+ 17.4%	28	29	+ 3.6%
Median Sales Price*	\$719,500	\$740,000	+ 2.8%	\$665,000	\$699,000	+ 5.1%
Average Sales Price*	\$946,772	\$989,390	+ 4.5%	\$893,286	\$931,056	+ 4.2%
Percent of Original List Price Received*	98.0%	98.0%	0.0%	97.7%	97.0%	- 0.7%
Percent of List Price Received*	98.9%	98.7%	- 0.2%	98.7%	98.3%	- 0.4%
Inventory of Homes for Sale	1,060	1,085	+ 2.4%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--

* 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	747	763	+ 2.1%	7,323	7,951	+ 8.6%
Pending Sales	501	503	+ 0.4%	5,391	4,840	- 10.2%
Closed Sales	485	458	- 5.6%	5,434	4,751	- 12.6%
Days on Market Until Sale	24	28	+ 16.7%	25	31	+ 24.0%
Median Sales Price*	\$448,000	\$466,495	+ 4.1%	\$440,000	\$455,000	+ 3.4%
Average Sales Price*	\$559,199	\$572,891	+ 2.4%	\$536,975	\$555,856	+ 3.5%
Percent of Original List Price Received*	98.7%	98.0%	- 0.7%	98.5%	97.5%	- 1.0%
Percent of List Price Received*	99.3%	98.9%	- 0.4%	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale	915	1,057	+ 15.5%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--

* 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

