



# Local Market Update for May 2019

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

## South San Diego County

ZIP Codes: 91902, 91910, 91911, 91913, 91914, 91915, 91932, 91950, 92154, 92173

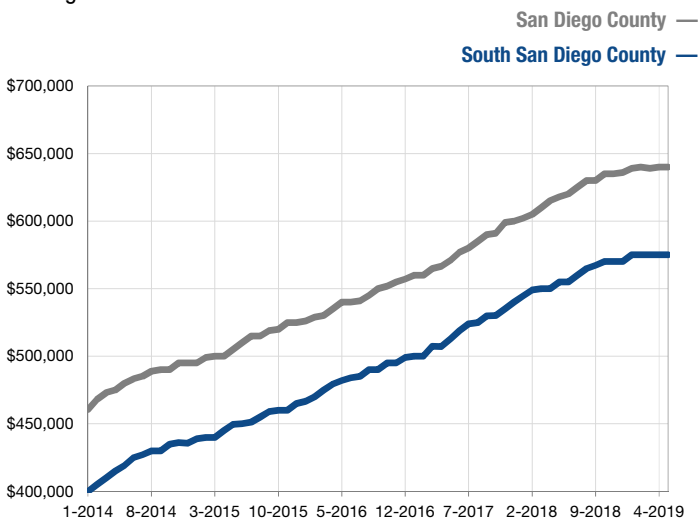
| Detached Single-Family                   | May       |           |                | Rolling 12 Months |             |                |
|--|-----------|-----------|----------------|-------------------|-------------|----------------|
|  | 2018      | 2019      | Percent Change | Thru 5-2018       | Thru 5-2019 | Percent Change |
| <b>Key Metrics</b>                       |           |           |                |                   |             |                |
| New Listings                             | 270       | 265       | - 1.9%         | 3,049             | 3,094       | + 1.5%         |
| Pending Sales                            | 216       | 235       | + 8.8%         | 2,192             | 2,105       | - 4.0%         |
| Closed Sales                             | 206       | 191       | - 7.3%         | 2,201             | 2,002       | - 9.0%         |
| Days on Market Until Sale                | 26        | 24        | - 7.7%         | 29                | 32          | + 10.3%        |
| Median Sales Price*                      | \$570,000 | \$575,000 | + 0.9%         | \$555,000         | \$575,000   | + 3.6%         |
| Average Sales Price*                     | \$590,960 | \$608,686 | + 3.0%         | \$586,059         | \$603,759   | + 3.0%         |
| Percent of Original List Price Received* | 98.6%     | 98.5%     | - 0.1%         | 97.8%             | 97.7%       | - 0.1%         |
| Percent of List Price Received*          | 99.2%     | 99.2%     | 0.0%           | 98.7%             | 98.9%       | + 0.2%         |
| Inventory of Homes for Sale              | 370       | 283       | - 23.5%        | --                | --          | --             |
| Months Supply of Inventory               | 2.0       | 1.6       | - 20.0%        | --                | --          | --             |

\* 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                   | May       |           |                | Rolling 12 Months |             |                |
|--|-----------|-----------|----------------|-------------------|-------------|----------------|
|  | 2018      | 2019      | Percent Change | Thru 5-2018       | Thru 5-2019 | Percent Change |
| <b>Key Metrics</b>                       |           |           |                |                   |             |                |
| New Listings                             | 144       | 147       | + 2.1%         | 1,431             | 1,631       | + 14.0%        |
| Pending Sales                            | 114       | 124       | + 8.8%         | 1,148             | 1,113       | - 3.0%         |
| Closed Sales                             | 129       | 97        | - 24.8%        | 1,162             | 1,056       | - 9.1%         |
| Days on Market Until Sale                | 23        | 28        | + 21.7%        | 23                | 30          | + 30.4%        |
| Median Sales Price*                      | \$400,000 | \$400,000 | 0.0%           | \$375,000         | \$390,500   | + 4.1%         |
| Average Sales Price*                     | \$403,989 | \$401,072 | - 0.7%         | \$378,642         | \$395,189   | + 4.4%         |
| Percent of Original List Price Received* | 98.8%     | 99.2%     | + 0.4%         | 98.9%             | 98.2%       | - 0.7%         |
| Percent of List Price Received*          | 99.5%     | 99.7%     | + 0.2%         | 99.5%             | 99.3%       | - 0.2%         |
| Inventory of Homes for Sale              | 151       | 150       | - 0.7%         | --                | --          | --             |
| Months Supply of Inventory               | 1.6       | 1.6       | 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

