



Local Market Update for July 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

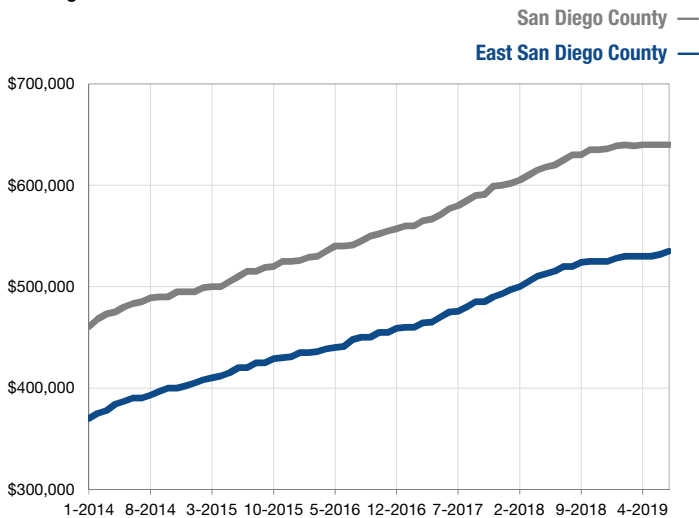
Detached Single-Family	July			Rolling 12 Months		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
Key Metrics						
New Listings	565	548	- 3.0%	6,306	6,546	+ 3.8%
Pending Sales	333	439	+ 31.8%	4,288	4,139	- 3.5%
Closed Sales	403	404	+ 0.2%	4,394	3,956	- 10.0%
Days on Market Until Sale	30	33	+ 10.0%	30	33	+ 10.0%
Median Sales Price*	\$540,000	\$552,500	+ 2.3%	\$520,000	\$535,000	+ 2.9%
Average Sales Price*	\$561,624	\$580,136	+ 3.3%	\$543,120	\$565,778	+ 4.2%
Percent of Original List Price Received*	97.5%	98.1%	+ 0.6%	97.3%	97.1%	- 0.2%
Percent of List Price Received*	98.6%	99.2%	+ 0.6%	98.6%	98.5%	- 0.1%
Inventory of Homes for Sale	941	867	- 7.9%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--

* 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	July			Rolling 12 Months		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
Key Metrics						
New Listings	167	138	- 17.4%	1,680	1,523	- 9.3%
Pending Sales	110	130	+ 18.2%	1,303	1,178	- 9.6%
Closed Sales	104	112	+ 7.7%	1,304	1,156	- 11.3%
Days on Market Until Sale	25	23	- 8.0%	24	25	+ 4.2%
Median Sales Price*	\$305,000	\$333,125	+ 9.2%	\$315,000	\$325,000	+ 3.2%
Average Sales Price*	\$316,543	\$348,377	+ 10.1%	\$316,855	\$331,351	+ 4.6%
Percent of Original List Price Received*	97.9%	98.7%	+ 0.8%	98.6%	98.3%	- 0.3%
Percent of List Price Received*	99.3%	99.5%	+ 0.2%	99.2%	99.2%	0.0%
Inventory of Homes for Sale	175	128	- 26.9%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--

* 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

