

Local Market Update for July 2019

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

North San Diego County
Association of REALTORS®



HOMEDEX

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

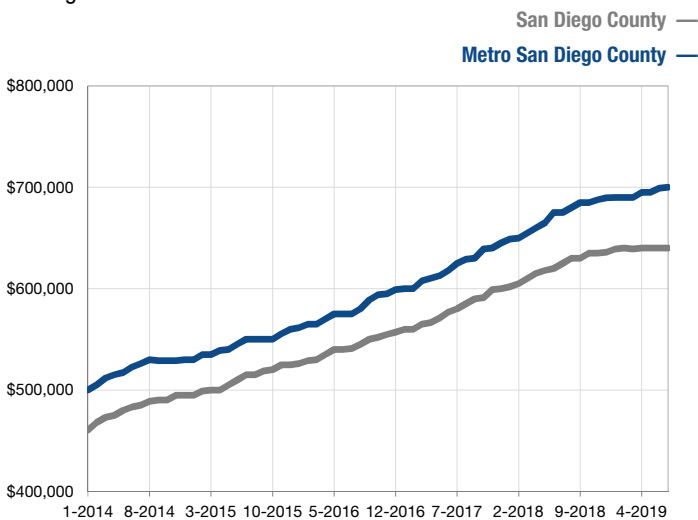
Detached Single-Family	July			Rolling 12 Months		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
Key Metrics						
New Listings	873	721	- 17.4%	8,281	8,823	+ 6.5%
Pending Sales	512	574	+ 12.1%	5,711	5,665	- 0.8%
Closed Sales	534	524	- 1.9%	5,784	5,528	- 4.4%
Days on Market Until Sale	24	26	+ 8.3%	28	30	+ 7.1%
Median Sales Price*	\$675,000	\$699,000	+ 3.6%	\$675,000	\$700,000	+ 3.7%
Average Sales Price*	\$918,801	\$909,385	- 1.0%	\$913,270	\$922,559	+ 1.0%
Percent of Original List Price Received*	98.1%	97.7%	- 0.4%	97.8%	97.0%	- 0.8%
Percent of List Price Received*	98.8%	98.8%	0.0%	98.7%	98.3%	- 0.4%
Inventory of Homes for Sale	1,274	1,087	- 14.7%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--

* 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	737	745	+ 1.1%	7,481	7,910	+ 5.7%
Pending Sales	440	493	+ 12.0%	5,267	4,835	- 8.2%
Closed Sales	480	440	- 8.3%	5,382	4,696	- 12.7%
Days on Market Until Sale	26	28	+ 7.7%	26	32	+ 23.1%
Median Sales Price*	\$449,000	\$450,000	+ 0.2%	\$444,000	\$456,000	+ 2.7%
Average Sales Price*	\$565,685	\$526,948	- 6.8%	\$543,157	\$550,906	+ 1.4%
Percent of Original List Price Received*	98.3%	98.0%	- 0.3%	98.4%	97.4%	- 1.0%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	99.1%	98.6%	- 0.5%
Inventory of Homes for Sale	1,105	1,162	+ 5.2%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--

* 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

