



Local Market Update for July 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

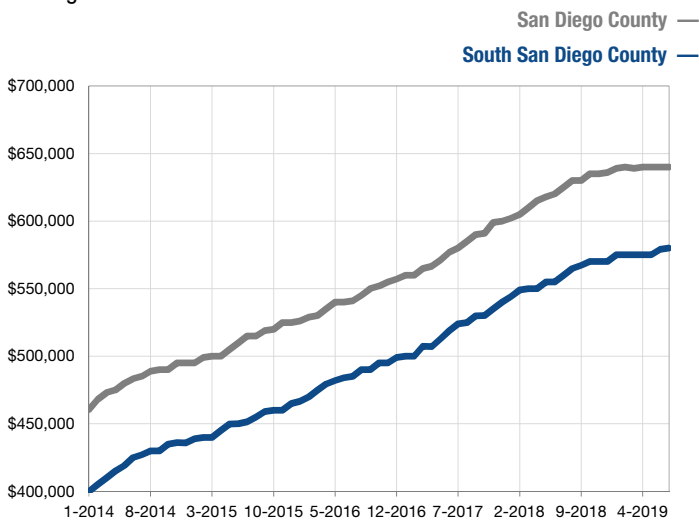
Detached Single-Family	July			Rolling 12 Months		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
Key Metrics						
New Listings	287	221	- 23.0%	3,023	2,977	- 1.5%
Pending Sales	183	192	+ 4.9%	2,140	2,104	- 1.7%
Closed Sales	193	168	- 13.0%	2,176	2,004	- 7.9%
Days on Market Until Sale	25	27	+ 8.0%	29	33	+ 13.8%
Median Sales Price*	\$575,000	\$592,450	+ 3.0%	\$560,000	\$580,000	+ 3.6%
Average Sales Price*	\$601,884	\$609,547	+ 1.3%	\$591,892	\$606,351	+ 2.4%
Percent of Original List Price Received*	98.7%	99.3%	+ 0.6%	97.9%	97.7%	- 0.2%
Percent of List Price Received*	99.2%	99.9%	+ 0.7%	98.8%	98.9%	+ 0.1%
Inventory of Homes for Sale	444	276	- 37.8%	--	--	--
Months Supply of Inventory	2.5	1.6	- 36.0%	--	--	--

* 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	July			Rolling 12 Months		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
Key Metrics						
New Listings	140	128	- 8.6%	1,449	1,636	+ 12.9%
Pending Sales	75	114	+ 52.0%	1,109	1,142	+ 3.0%
Closed Sales	93	102	+ 9.7%	1,133	1,070	- 5.6%
Days on Market Until Sale	24	26	+ 8.3%	23	31	+ 34.8%
Median Sales Price*	\$399,000	\$409,950	+ 2.7%	\$380,000	\$395,000	+ 3.9%
Average Sales Price*	\$404,352	\$408,687	+ 1.1%	\$376,406	\$397,857	+ 5.7%
Percent of Original List Price Received*	98.8%	99.2%	+ 0.4%	98.9%	98.3%	- 0.6%
Percent of List Price Received*	99.4%	100.1%	+ 0.7%	99.5%	99.4%	- 0.1%
Inventory of Homes for Sale	192	159	- 17.2%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--

* 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

