



Local Market Update for August 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

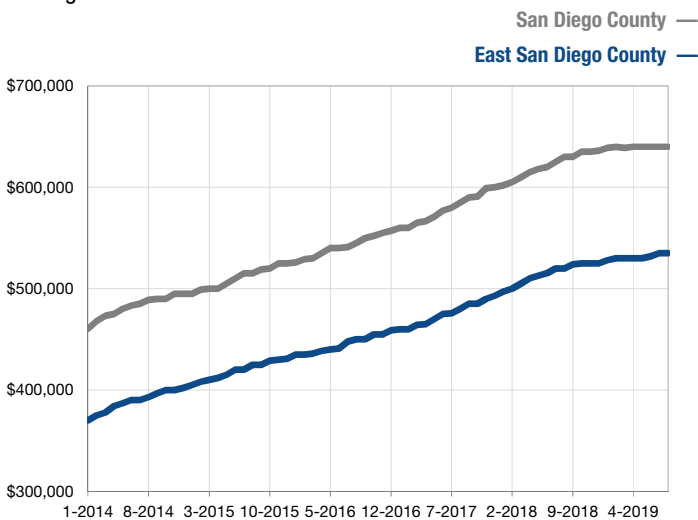
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	707	544	- 23.1%	6,457	6,400	- 0.9%
Pending Sales	358	478	+ 33.5%	4,266	4,231	- 0.8%
Closed Sales	348	362	+ 4.0%	4,326	4,004	- 7.4%
Days on Market Until Sale	31	33	+ 6.5%	30	34	+ 13.3%
Median Sales Price*	\$531,000	\$545,000	+ 2.6%	\$520,000	\$535,000	+ 2.9%
Average Sales Price*	\$552,273	\$590,677	+ 7.0%	\$544,928	\$569,271	+ 4.5%
Percent of Original List Price Received*	96.9%	97.5%	+ 0.6%	97.2%	97.1%	- 0.1%
Percent of List Price Received*	98.3%	98.9%	+ 0.6%	98.5%	98.6%	+ 0.1%
Inventory of Homes for Sale	1,048	787	- 24.9%	--	--	--
Months Supply of Inventory	2.9	2.2	- 24.1%	--	--	--

* 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	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	147	164	+ 11.6%	1,694	1,543	- 8.9%
Pending Sales	92	111	+ 20.7%	1,300	1,190	- 8.5%
Closed Sales	120	93	- 22.5%	1,303	1,137	- 12.7%
Days on Market Until Sale	17	21	+ 23.5%	23	26	+ 13.0%
Median Sales Price*	\$330,000	\$328,000	- 0.6%	\$319,450	\$325,000	+ 1.7%
Average Sales Price*	\$335,277	\$332,272	- 0.9%	\$319,653	\$331,060	+ 3.6%
Percent of Original List Price Received*	98.3%	99.0%	+ 0.7%	98.6%	98.3%	- 0.3%
Percent of List Price Received*	99.4%	99.7%	+ 0.3%	99.2%	99.2%	0.0%
Inventory of Homes for Sale	185	155	- 16.2%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--

* 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

