



Local Market Update for August 2019

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

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

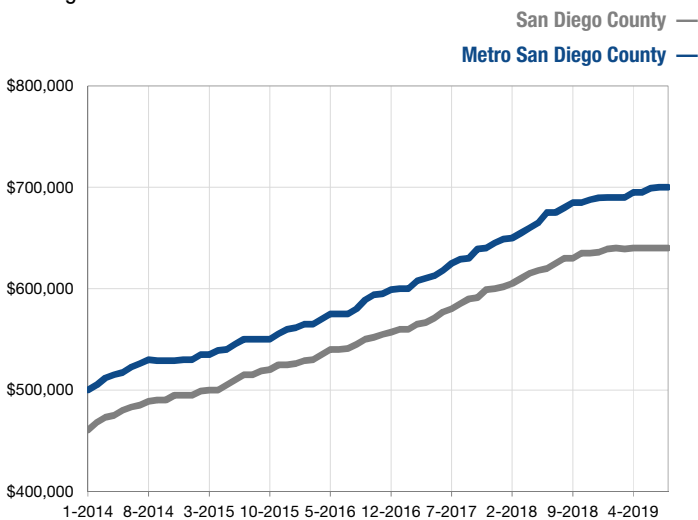
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	816	718	- 12.0%	8,354	8,750	+ 4.7%
Pending Sales	458	530	+ 15.7%	5,631	5,697	+ 1.2%
Closed Sales	538	485	- 9.9%	5,750	5,502	- 4.3%
Days on Market Until Sale	23	29	+ 26.1%	28	30	+ 7.1%
Median Sales Price*	\$707,000	\$730,000	+ 3.3%	\$680,000	\$700,000	+ 2.9%
Average Sales Price*	\$895,640	\$1,018,471	+ 13.7%	\$917,554	\$932,794	+ 1.7%
Percent of Original List Price Received*	97.4%	97.6%	+ 0.2%	97.8%	97.0%	- 0.8%
Percent of List Price Received*	98.4%	98.7%	+ 0.3%	98.7%	98.3%	- 0.4%
Inventory of Homes for Sale	1,350	1,058	- 21.6%	--	--	--
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	789	767	- 2.8%	7,568	7,892	+ 4.3%
Pending Sales	457	477	+ 4.4%	5,210	4,833	- 7.2%
Closed Sales	477	453	- 5.0%	5,332	4,708	- 11.7%
Days on Market Until Sale	25	33	+ 32.0%	26	33	+ 26.9%
Median Sales Price*	\$450,000	\$482,000	+ 7.1%	\$445,000	\$460,000	+ 3.4%
Average Sales Price*	\$564,103	\$607,702	+ 7.7%	\$546,707	\$555,343	+ 1.6%
Percent of Original List Price Received*	97.9%	97.9%	0.0%	98.3%	97.4%	- 0.9%
Percent of List Price Received*	98.9%	98.9%	0.0%	99.1%	98.6%	- 0.5%
Inventory of Homes for Sale	1,196	1,192	- 0.3%	--	--	--
Months Supply of Inventory	2.8	3.0	+ 7.1%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

