



Local Market Update for August 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

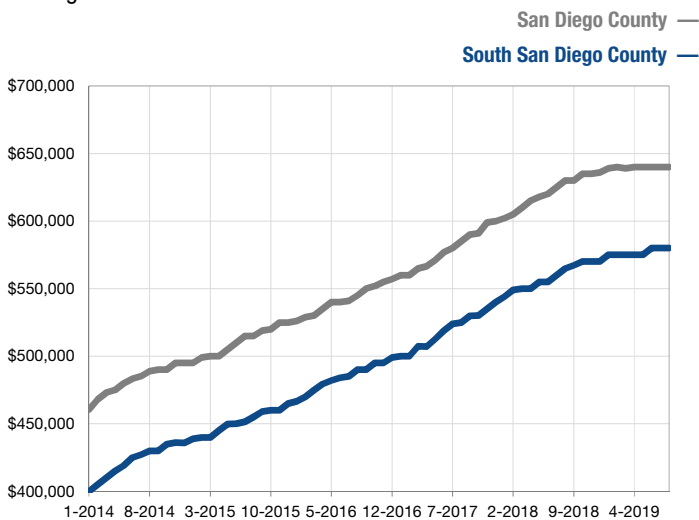
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	339	255	- 24.8%	3,081	2,900	- 5.9%
Pending Sales	203	215	+ 5.9%	2,125	2,107	- 0.8%
Closed Sales	186	154	- 17.2%	2,133	1,994	- 6.5%
Days on Market Until Sale	25	33	+ 32.0%	28	34	+ 21.4%
Median Sales Price*	\$590,000	\$585,000	- 0.8%	\$565,000	\$580,000	+ 2.7%
Average Sales Price*	\$616,925	\$609,835	- 1.1%	\$594,590	\$606,399	+ 2.0%
Percent of Original List Price Received*	98.0%	98.1%	+ 0.1%	98.0%	97.7%	- 0.3%
Percent of List Price Received*	99.4%	98.9%	- 0.5%	98.8%	98.9%	+ 0.1%
Inventory of Homes for Sale	475	271	- 42.9%	--	--	--
Months Supply of Inventory	2.7	1.5	- 44.4%	--	--	--

* 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	158	144	- 8.9%	1,489	1,622	+ 8.9%
Pending Sales	98	125	+ 27.6%	1,098	1,161	+ 5.7%
Closed Sales	96	84	- 12.5%	1,112	1,074	- 3.4%
Days on Market Until Sale	31	28	- 9.7%	24	30	+ 25.0%
Median Sales Price*	\$385,000	\$415,000	+ 7.8%	\$380,875	\$399,000	+ 4.8%
Average Sales Price*	\$408,660	\$424,645	+ 3.9%	\$381,467	\$399,928	+ 4.8%
Percent of Original List Price Received*	98.2%	99.2%	+ 1.0%	98.8%	98.4%	- 0.4%
Percent of List Price Received*	98.7%	99.9%	+ 1.2%	99.4%	99.5%	+ 0.1%
Inventory of Homes for Sale	225	159	- 29.3%	--	--	--
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.

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



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

