

Local Market Update for September 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

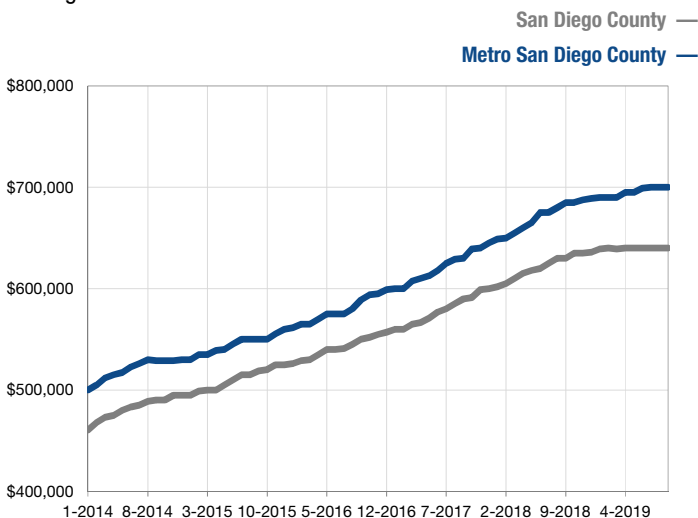
Detached Single-Family	September			Rolling 12 Months		
	2018	2019	Percent Change	Thru 9-2018	Thru 9-2019	Percent Change
Key Metrics						
New Listings	738	651	- 11.8%	8,411	8,698	+ 3.4%
Pending Sales	448	514	+ 14.7%	5,584	5,742	+ 2.8%
Closed Sales	412	430	+ 4.4%	5,659	5,573	- 1.5%
Days on Market Until Sale	26	29	+ 11.5%	28	31	+ 10.7%
Median Sales Price*	\$686,000	\$701,000	+ 2.2%	\$685,000	\$700,000	+ 2.2%
Average Sales Price*	\$970,271	\$897,611	- 7.5%	\$924,095	\$925,425	+ 0.1%
Percent of Original List Price Received*	96.7%	97.0%	+ 0.3%	97.7%	97.0%	- 0.7%
Percent of List Price Received*	98.2%	98.6%	+ 0.4%	98.7%	98.3%	- 0.4%
Inventory of Homes for Sale	1,320	1,015	- 23.1%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--

* 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	September			Rolling 12 Months		
	2018	2019	Percent Change	Thru 9-2018	Thru 9-2019	Percent Change
Key Metrics						
New Listings	677	623	- 8.0%	7,687	7,854	+ 2.2%
Pending Sales	396	438	+ 10.6%	5,160	4,860	- 5.8%
Closed Sales	379	372	- 1.8%	5,228	4,731	- 9.5%
Days on Market Until Sale	28	32	+ 14.3%	26	33	+ 26.9%
Median Sales Price*	\$474,900	\$432,250	- 9.0%	\$450,000	\$456,500	+ 1.4%
Average Sales Price*	\$587,406	\$551,463	- 6.1%	\$553,546	\$552,319	- 0.2%
Percent of Original List Price Received*	97.3%	97.6%	+ 0.3%	98.2%	97.4%	- 0.8%
Percent of List Price Received*	98.6%	98.7%	+ 0.1%	99.1%	98.6%	- 0.5%
Inventory of Homes for Sale	1,207	1,133	- 6.1%	--	--	--
Months Supply of Inventory	2.8	2.8	0.0%	--	--	--

* 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

