



Local Market Update for September 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

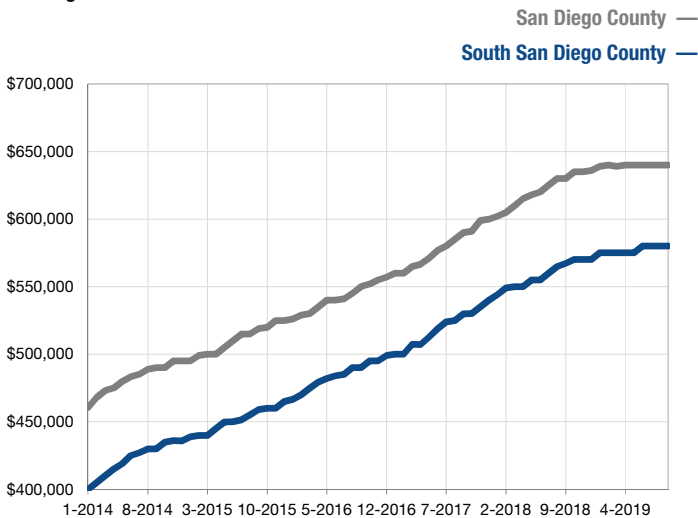
| Detached Single-Family | September | | | Rolling 12 Months | | |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 9-2018 | Thru 9-2019 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 270 | 228 | - 15.6% | 3,104 | 2,866 | - 7.7% |
| Pending Sales | 130 | 180 | + 38.5% | 2,066 | 2,147 | + 3.9% |
| Closed Sales | 157 | 160 | + 1.9% | 2,114 | 2,027 | - 4.1% |
| Days on Market Until Sale | 35 | 25 | - 28.6% | 29 | 33 | + 13.8% |
| Median Sales Price* | \$577,500 | \$589,500 | + 2.1% | \$567,250 | \$580,000 | + 2.2% |
| Average Sales Price* | \$616,689 | \$615,855 | - 0.1% | \$596,004 | \$606,440 | + 1.8% |
| Percent of Original List Price Received* | 97.0% | 98.5% | + 1.5% | 97.9% | 97.9% | 0.0% |
| Percent of List Price Received* | 98.6% | 99.5% | + 0.9% | 98.8% | 99.0% | + 0.2% |
| Inventory of Homes for Sale | 503 | 278 | - 44.7% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | 1.6 | - 44.8% | -- | -- | -- |

* 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 | 142 | 102 | - 28.2% | 1,501 | 1,590 | + 5.9% |
| Pending Sales | 89 | 92 | + 3.4% | 1,096 | 1,157 | + 5.6% |
| Closed Sales | 70 | 86 | + 22.9% | 1,097 | 1,107 | + 0.9% |
| Days on Market Until Sale | 22 | 27 | + 22.7% | 24 | 30 | + 25.0% |
| Median Sales Price* | \$400,000 | \$405,500 | + 1.4% | \$384,000 | \$400,000 | + 4.2% |
| Average Sales Price* | \$408,372 | \$417,017 | + 2.1% | \$383,003 | \$400,571 | + 4.6% |
| Percent of Original List Price Received* | 98.2% | 99.3% | + 1.1% | 98.8% | 98.5% | - 0.3% |
| Percent of List Price Received* | 99.3% | 100.1% | + 0.8% | 99.4% | 99.6% | + 0.2% |
| Inventory of Homes for Sale | 222 | 150 | - 32.4% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 1.6 | - 33.3% | -- | -- | -- |

* 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

