



Local Market Update for October 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

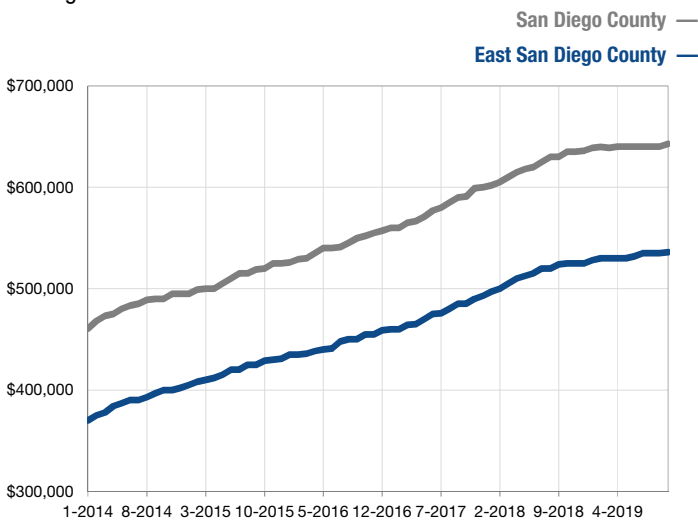
Detached Single-Family	October			Rolling 12 Months		
	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
Key Metrics						
New Listings	641	511	- 20.3%	6,628	6,120	- 7.7%
Pending Sales	327	416	+ 27.2%	4,162	4,324	+ 3.9%
Closed Sales	349	359	+ 2.9%	4,254	4,134	- 2.8%
Days on Market Until Sale	29	35	+ 20.7%	30	34	+ 13.3%
Median Sales Price*	\$525,000	\$549,000	+ 4.6%	\$525,000	\$536,000	+ 2.1%
Average Sales Price*	\$566,112	\$594,677	+ 5.0%	\$554,476	\$568,464	+ 2.5%
Percent of Original List Price Received*	96.1%	97.6%	+ 1.6%	97.2%	97.3%	+ 0.1%
Percent of List Price Received*	97.7%	98.8%	+ 1.1%	98.5%	98.7%	+ 0.2%
Inventory of Homes for Sale	1,104	717	- 35.1%	--	--	--
Months Supply of Inventory	3.2	2.0	- 37.5%	--	--	--

* 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	October			Rolling 12 Months		
	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
Key Metrics						
New Listings	154	142	- 7.8%	1,723	1,512	- 12.2%
Pending Sales	106	131	+ 23.6%	1,294	1,193	- 7.8%
Closed Sales	103	93	- 9.7%	1,301	1,157	- 11.1%
Days on Market Until Sale	22	30	+ 36.4%	23	26	+ 13.0%
Median Sales Price*	\$328,000	\$345,000	+ 5.2%	\$320,000	\$325,000	+ 1.6%
Average Sales Price*	\$341,532	\$346,983	+ 1.6%	\$322,031	\$332,891	+ 3.4%
Percent of Original List Price Received*	97.9%	98.0%	+ 0.1%	98.4%	98.3%	- 0.1%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	99.2%	99.2%	0.0%
Inventory of Homes for Sale	198	135	- 31.8%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--

* 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

