



Local Market Update for October 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

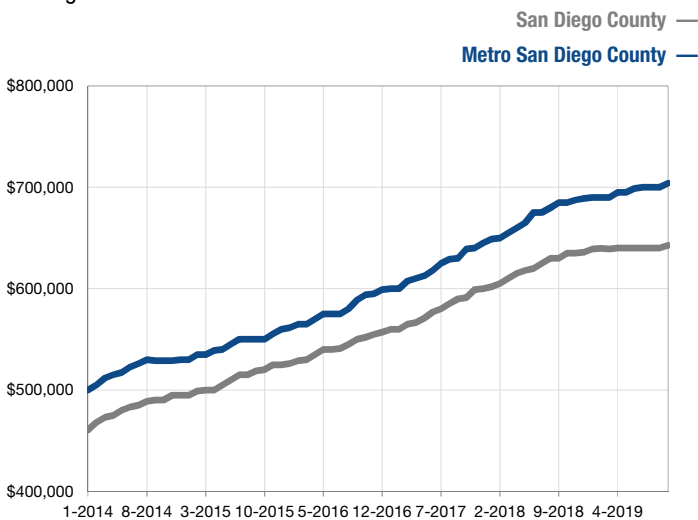
Detached Single-Family	October			Rolling 12 Months		
	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
Key Metrics						
New Listings	810	650	- 19.8%	8,618	8,540	- 0.9%
Pending Sales	424	521	+ 22.9%	5,541	5,805	+ 4.8%
Closed Sales	450	452	+ 0.4%	5,607	5,618	+ 0.2%
Days on Market Until Sale	34	28	- 17.6%	28	30	+ 7.1%
Median Sales Price*	\$700,000	\$745,000	+ 6.4%	\$685,000	\$704,000	+ 2.8%
Average Sales Price*	\$970,066	\$961,649	- 0.9%	\$929,384	\$923,919	- 0.6%
Percent of Original List Price Received*	96.3%	97.4%	+ 1.1%	97.7%	97.1%	- 0.6%
Percent of List Price Received*	98.1%	98.4%	+ 0.3%	98.6%	98.3%	- 0.3%
Inventory of Homes for Sale	1,370	904	- 34.0%	--	--	--
Months Supply of Inventory	3.0	1.9	- 36.7%	--	--	--

* 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	661	628	- 5.0%	7,768	7,834	+ 0.8%
Pending Sales	369	431	+ 16.8%	5,113	4,899	- 4.2%
Closed Sales	421	417	- 1.0%	5,181	4,773	- 7.9%
Days on Market Until Sale	32	33	+ 3.1%	27	33	+ 22.2%
Median Sales Price*	\$440,000	\$444,950	+ 1.1%	\$450,000	\$456,750	+ 1.5%
Average Sales Price*	\$518,863	\$554,296	+ 6.8%	\$551,440	\$555,165	+ 0.7%
Percent of Original List Price Received*	97.1%	97.5%	+ 0.4%	98.2%	97.5%	- 0.7%
Percent of List Price Received*	98.6%	98.7%	+ 0.1%	99.0%	98.6%	- 0.4%
Inventory of Homes for Sale	1,204	1,079	- 10.4%	--	--	--
Months Supply of Inventory	2.8	2.6	- 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

