



Local Market Update for October 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

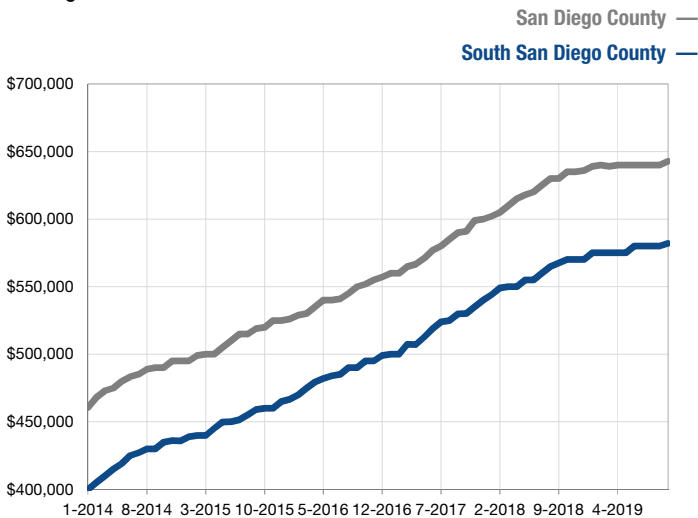
Detached Single-Family	October			Rolling 12 Months		
	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
Key Metrics						
New Listings	258	190	- 26.4%	3,120	2,800	- 10.3%
Pending Sales	158	196	+ 24.1%	2,049	2,163	+ 5.6%
Closed Sales	152	155	+ 2.0%	2,064	2,046	- 0.9%
Days on Market Until Sale	33	31	- 6.1%	29	33	+ 13.8%
Median Sales Price*	\$570,750	\$595,000	+ 4.2%	\$570,000	\$582,000	+ 2.1%
Average Sales Price*	\$603,020	\$636,965	+ 5.6%	\$597,160	\$608,957	+ 2.0%
Percent of Original List Price Received*	96.8%	98.1%	+ 1.3%	97.8%	98.0%	+ 0.2%
Percent of List Price Received*	98.6%	99.1%	+ 0.5%	98.8%	99.0%	+ 0.2%
Inventory of Homes for Sale	492	245	- 50.2%	--	--	--
Months Supply of Inventory	2.9	1.4	- 51.7%	--	--	--

* 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	157	124	- 21.0%	1,544	1,557	+ 0.8%
Pending Sales	84	101	+ 20.2%	1,079	1,163	+ 7.8%
Closed Sales	103	87	- 15.5%	1,095	1,108	+ 1.2%
Days on Market Until Sale	32	23	- 28.1%	25	30	+ 20.0%
Median Sales Price*	\$375,000	\$415,450	+ 10.8%	\$382,500	\$402,500	+ 5.2%
Average Sales Price*	\$380,472	\$428,671	+ 12.7%	\$384,643	\$404,598	+ 5.2%
Percent of Original List Price Received*	97.4%	99.6%	+ 2.3%	98.6%	98.7%	+ 0.1%
Percent of List Price Received*	99.0%	99.8%	+ 0.8%	99.3%	99.7%	+ 0.4%
Inventory of Homes for Sale	242	142	- 41.3%	--	--	--
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.

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



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

