



Local Market Update for December 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

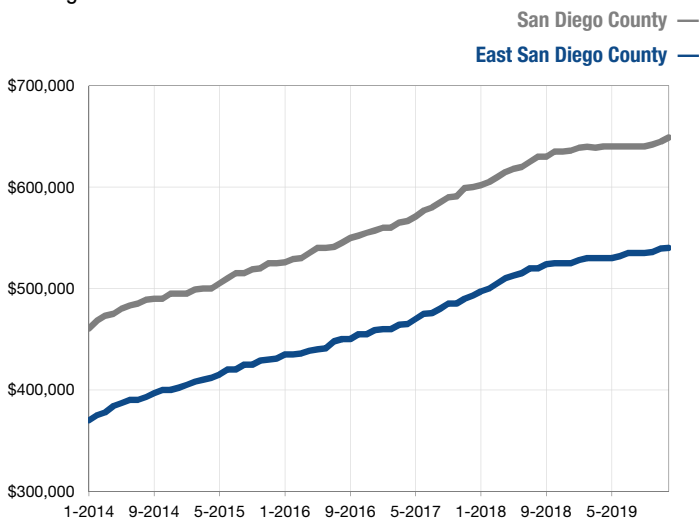
Detached Single-Family	December			Rolling 12 Months		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
Key Metrics						
New Listings	276	213	- 22.8%	6,678	5,957	- 10.8%
Pending Sales	261	251	- 3.8%	4,158	4,316	+ 3.8%
Closed Sales	304	283	- 6.9%	4,167	4,226	+ 1.4%
Days on Market Until Sale	37	32	- 13.5%	30	33	+ 10.0%
Median Sales Price*	\$533,500	\$549,900	+ 3.1%	\$525,000	\$540,000	+ 2.9%
Average Sales Price*	\$557,851	\$578,691	+ 3.7%	\$557,510	\$571,268	+ 2.5%
Percent of Original List Price Received*	95.6%	97.6%	+ 2.1%	97.2%	97.5%	+ 0.3%
Percent of List Price Received*	97.8%	99.0%	+ 1.2%	98.5%	98.9%	+ 0.4%
Inventory of Homes for Sale	854	505	- 40.9%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--

* 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	December			Rolling 12 Months		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
Key Metrics						
New Listings	84	70	- 16.7%	1,709	1,488	- 12.9%
Pending Sales	74	82	+ 10.8%	1,273	1,176	- 7.6%
Closed Sales	82	77	- 6.1%	1,275	1,159	- 9.1%
Days on Market Until Sale	28	26	- 7.1%	24	26	+ 8.3%
Median Sales Price*	\$295,000	\$313,500	+ 6.3%	\$319,000	\$330,000	+ 3.4%
Average Sales Price*	\$313,749	\$319,895	+ 2.0%	\$321,803	\$335,507	+ 4.3%
Percent of Original List Price Received*	97.2%	98.5%	+ 1.3%	98.3%	98.5%	+ 0.2%
Percent of List Price Received*	98.6%	99.5%	+ 0.9%	99.2%	99.3%	+ 0.1%
Inventory of Homes for Sale	153	103	- 32.7%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--

* 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

