

Local Market Update for December 2019

Provided by the North San Diego County Association of REALTORS®.

North San Diego County
Association of REALTORS®



HOMEDEX

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

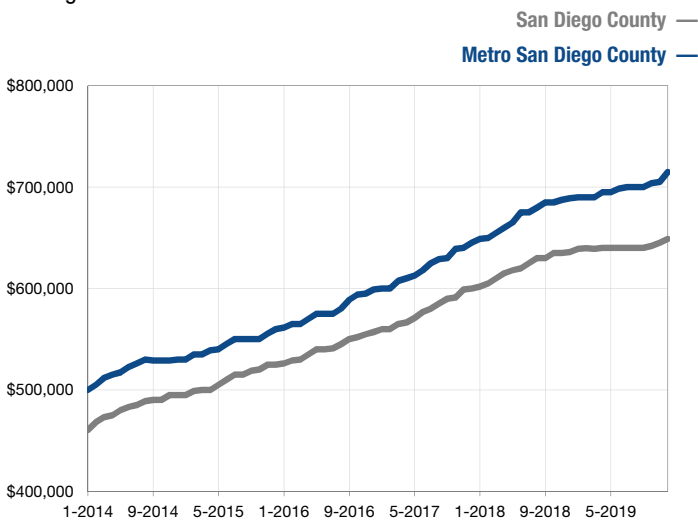
Detached Single-Family	December			Rolling 12 Months		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
Key Metrics						
New Listings	390	356	- 8.7%	8,720	8,420	- 3.4%
Pending Sales	307	354	+ 15.3%	5,463	5,835	+ 6.8%
Closed Sales	389	377	- 3.1%	5,505	5,678	+ 3.1%
Days on Market Until Sale	35	29	- 17.1%	28	29	+ 3.6%
Median Sales Price*	\$665,000	\$742,500	+ 11.7%	\$689,000	\$715,000	+ 3.8%
Average Sales Price*	\$886,546	\$964,046	+ 8.7%	\$935,082	\$928,131	- 0.7%
Percent of Original List Price Received*	95.5%	97.3%	+ 1.9%	97.4%	97.3%	- 0.1%
Percent of List Price Received*	97.7%	98.4%	+ 0.7%	98.6%	98.4%	- 0.2%
Inventory of Homes for Sale	1,075	639	- 40.6%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--

* 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	December			Rolling 12 Months		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
Key Metrics						
New Listings	330	336	+ 1.8%	7,840	7,835	- 0.1%
Pending Sales	247	337	+ 36.4%	4,944	5,075	+ 2.6%
Closed Sales	303	396	+ 30.7%	5,038	4,909	- 2.6%
Days on Market Until Sale	41	35	- 14.6%	28	33	+ 17.9%
Median Sales Price*	\$470,000	\$482,750	+ 2.7%	\$450,250	\$460,000	+ 2.2%
Average Sales Price*	\$574,958	\$592,083	+ 3.0%	\$556,038	\$562,679	+ 1.2%
Percent of Original List Price Received*	96.3%	97.6%	+ 1.3%	98.0%	97.6%	- 0.4%
Percent of List Price Received*	98.1%	98.7%	+ 0.6%	99.0%	98.7%	- 0.3%
Inventory of Homes for Sale	998	798	- 20.0%	--	--	--
Months Supply of Inventory	2.4	1.9	- 20.8%	--	--	--

* 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.

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



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

