



Local Market Update for December 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

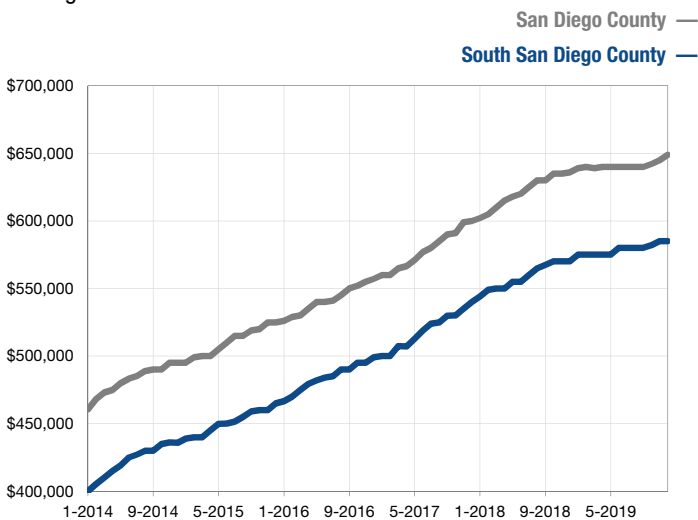
| Detached Single-Family | December | | | Rolling 12 Months | | |
|--|-----------|-----------|----------------|-------------------|--------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 12-2018 | Thru 12-2019 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 137 | 107 | - 21.9% | 3,131 | 2,698 | - 13.8% |
| Pending Sales | 127 | 122 | - 3.9% | 2,020 | 2,148 | + 6.3% |
| Closed Sales | 147 | 161 | + 9.5% | 2,023 | 2,100 | + 3.8% |
| Days on Market Until Sale | 36 | 33 | - 8.3% | 30 | 32 | + 6.7% |
| Median Sales Price* | \$575,000 | \$595,000 | + 3.5% | \$570,000 | \$585,000 | + 2.6% |
| Average Sales Price* | \$609,519 | \$626,815 | + 2.8% | \$599,867 | \$612,973 | + 2.2% |
| Percent of Original List Price Received* | 97.3% | 98.5% | + 1.2% | 97.9% | 98.3% | + 0.4% |
| Percent of List Price Received* | 98.6% | 99.9% | + 1.3% | 98.8% | 99.2% | + 0.4% |
| Inventory of Homes for Sale | 380 | 148 | - 61.1% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 0.8 | - 65.2% | -- | -- | -- |

* 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.

| Attached Single-Family | December | | | Rolling 12 Months | | |
|--|-----------|-----------|----------------|-------------------|--------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 12-2018 | Thru 12-2019 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 76 | 70 | - 7.9% | 1,565 | 1,534 | - 2.0% |
| Pending Sales | 49 | 68 | + 38.8% | 1,041 | 1,203 | + 15.6% |
| Closed Sales | 68 | 91 | + 33.8% | 1,063 | 1,155 | + 8.7% |
| Days on Market Until Sale | 35 | 26 | - 25.7% | 27 | 29 | + 7.4% |
| Median Sales Price* | \$401,750 | \$395,000 | - 1.7% | \$385,000 | \$405,000 | + 5.2% |
| Average Sales Price* | \$396,138 | \$387,094 | - 2.3% | \$388,391 | \$407,307 | + 4.9% |
| Percent of Original List Price Received* | 97.4% | 99.7% | + 2.4% | 98.4% | 99.0% | + 0.6% |
| Percent of List Price Received* | 98.9% | 99.9% | + 1.0% | 99.3% | 99.8% | + 0.5% |
| Inventory of Homes for Sale | 220 | 105 | - 52.3% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 1.0 | - 60.0% | -- | -- | -- |

* 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.

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



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

