

# Local Market Update for January 2019

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

North San Diego County  
Association of REALTORS®



**HOMEDEX**

## 92127 - Rancho Bernardo

North San Diego County

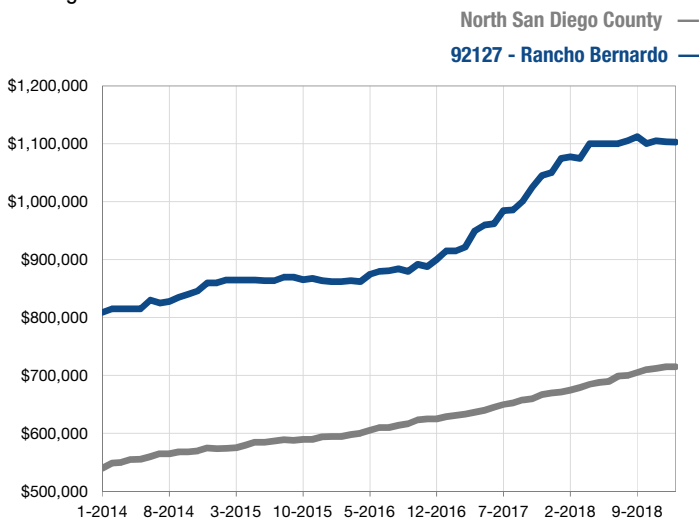
Detached Single-Family	January			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	65	76	+ 16.9%	793	857	+ 8.1%
Pending Sales	30	37	+ 23.3%	590	518	- 12.2%
Closed Sales	30	23	- 23.3%	607	513	- 15.5%
Days on Market Until Sale	38	55	+ 44.7%	32	36	+ 12.5%
Median Sales Price*	\$1,157,500	\$1,140,000	- 1.5%	\$1,075,000	\$1,103,000	+ 2.6%
Average Sales Price*	\$1,243,327	\$1,351,174	+ 8.7%	\$1,213,201	\$1,322,882	+ 9.0%
Percent of Original List Price Received*	98.3%	95.5%	- 2.8%	98.1%	97.6%	- 0.5%
Percent of List Price Received*	98.9%	97.4%	- 1.5%	98.6%	98.7%	+ 0.1%
Inventory of Homes for Sale	92	105	+ 14.1%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--

\* 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	January			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	17	20	+ 17.6%	296	326	+ 10.1%
Pending Sales	14	15	+ 7.1%	267	214	- 19.9%
Closed Sales	11	11	0.0%	279	210	- 24.7%
Days on Market Until Sale	15	47	+ 213.3%	13	19	+ 46.2%
Median Sales Price*	\$595,000	\$580,000	- 2.5%	\$458,000	\$542,500	+ 18.4%
Average Sales Price*	\$556,455	\$532,182	- 4.4%	\$479,138	\$529,140	+ 10.4%
Percent of Original List Price Received*	100.6%	97.0%	- 3.6%	100.1%	98.9%	- 1.2%
Percent of List Price Received*	100.5%	98.7%	- 1.8%	100.2%	99.8%	- 0.4%
Inventory of Homes for Sale	8	25	+ 212.5%	--	--	--
Months Supply of Inventory	0.4	1.4	+ 250.0%	--	--	--

\* 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

