



Local Market Update for December 2018

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

North San Diego County

Zip Codes: 92003, 92007, 92008, 92009, 92010, 92011, 92014, 92024, 92025, 92026, 92027, 92028, 92029, 92054, 92056, 92057, 92058, 92059, 92061, 92064, 92065, 92067, 92069, 92075, 92078, 92081, 92082, 92083, 92084, 92091, 92127, 92128, 92129, 92130

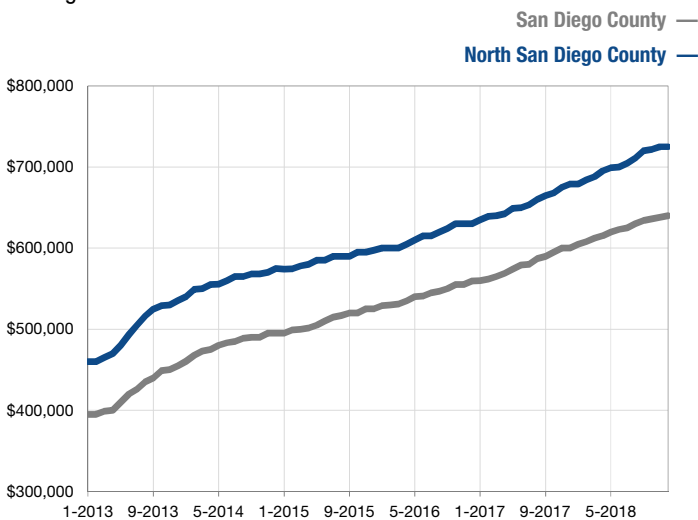
Detached Single-Family	December			Rolling 12 Months		
	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
Key Metrics						
New Listings	549	524	- 4.6%	14,866	15,496	+ 4.2%
Pending Sales	582	522	- 10.3%	11,013	9,844	- 10.6%
Closed Sales	789	608	- 22.9%	11,150	9,804	- 12.1%
Days on Market Until Sale	36	45	+ 25.0%	33	33	0.0%
Median Sales Price*	\$685,000	\$725,000	+ 5.8%	\$679,000	\$725,000	+ 6.8%
Average Sales Price*	\$885,442	\$968,713	+ 9.4%	\$853,477	\$926,511	+ 8.6%
Percent of Original List Price Received*	97.2%	95.4%	- 1.9%	97.4%	97.1%	- 0.3%
Percent of List Price Received*	98.1%	98.0%	- 0.1%	98.4%	98.4%	0.0%
Inventory of Homes for Sale	1,473	1,925	+ 30.7%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--

* 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		
	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
Key Metrics						
New Listings	245	227	- 7.3%	5,318	5,699	+ 7.2%
Pending Sales	239	194	- 18.8%	4,382	3,863	- 11.8%
Closed Sales	322	184	- 42.9%	4,402	3,832	- 12.9%
Days on Market Until Sale	26	39	+ 50.0%	23	26	+ 13.0%
Median Sales Price*	\$448,500	\$418,250	- 6.7%	\$430,000	\$455,000	+ 5.8%
Average Sales Price*	\$498,955	\$504,776	+ 1.2%	\$484,097	\$522,357	+ 7.9%
Percent of Original List Price Received*	98.0%	96.8%	- 1.2%	98.4%	97.9%	- 0.5%
Percent of List Price Received*	98.7%	98.5%	- 0.2%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	340	587	+ 72.6%	--	--	--
Months Supply of Inventory	0.9	1.8	+ 100.0%	--	--	--

* 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

