



Local Market Update for April 2019

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

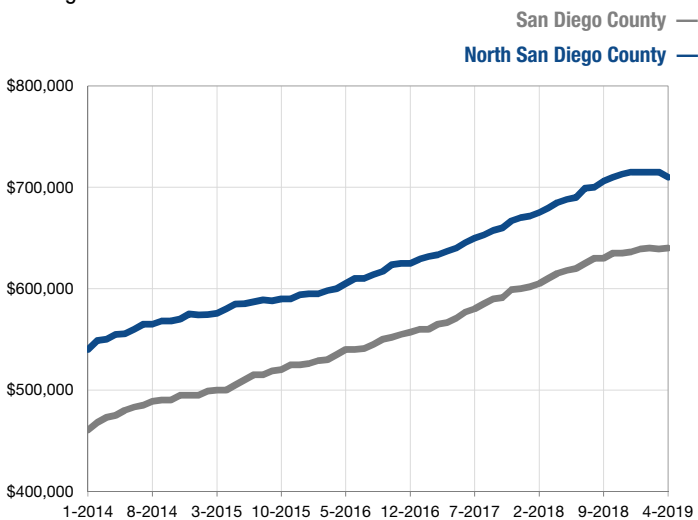
Detached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	1,594	1,632	+ 2.4%	15,861	16,680	+ 5.2%
Pending Sales	1,031	1,146	+ 11.2%	11,424	10,528	- 7.8%
Closed Sales	972	910	- 6.4%	11,644	10,273	- 11.8%
Days on Market Until Sale	28	37	+ 32.1%	33	37	+ 12.1%
Median Sales Price*	\$723,000	\$694,150	- 4.0%	\$685,000	\$710,000	+ 3.6%
Average Sales Price*	\$913,144	\$931,685	+ 2.0%	\$863,954	\$916,333	+ 6.1%
Percent of Original List Price Received*	98.0%	97.4%	- 0.6%	97.5%	96.8%	- 0.7%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	98.5%	98.3%	- 0.2%
Inventory of Homes for Sale	2,435	2,504	+ 2.8%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

* 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	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	574	586	+ 2.1%	5,594	6,174	+ 10.4%
Pending Sales	385	407	+ 5.7%	4,435	4,048	- 8.7%
Closed Sales	378	339	- 10.3%	4,509	3,948	- 12.4%
Days on Market Until Sale	21	29	+ 38.1%	24	30	+ 25.0%
Median Sales Price*	\$471,000	\$459,500	- 2.4%	\$435,000	\$455,000	+ 4.6%
Average Sales Price*	\$516,183	\$511,745	- 0.9%	\$492,047	\$522,639	+ 6.2%
Percent of Original List Price Received*	98.8%	97.9%	- 0.9%	98.4%	97.5%	- 0.9%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale	630	786	+ 24.8%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

* 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.

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



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

