



# Local Market Update for May 2018

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

## San Diego County

County

### Detached Single-Family

Key Metrics	May			Rolling 12 Months		
	2017	2018	Percent Change	Thru 5-2017	Thru 5-2018	Percent Change
New Listings	3,330	<b>3,332</b>	+ 0.1%	33,524	<b>32,210</b>	- 3.9%
Pending Sales	2,485	<b>2,476</b>	- 0.4%	24,299	<b>23,226</b>	- 4.4%
Closed Sales	2,362	<b>2,056</b>	- 13.0%	24,474	<b>23,100</b>	- 5.6%
Days on Market Until Sale	28	<b>26</b>	- 7.1%	34	<b>30</b>	- 11.8%
Median Sales Price*	\$610,750	<b>\$650,000</b>	+ 6.4%	\$574,000	<b>\$620,000</b>	+ 8.0%
Average Sales Price*	\$779,878	<b>\$828,960</b>	+ 6.3%	\$727,622	<b>\$789,352</b>	+ 8.5%
Percent of Original List Price Received*	98.1%	<b>98.0%</b>	- 0.1%	97.1%	<b>97.5%</b>	+ 0.4%
Percent of List Price Received*	98.8%	<b>98.8%</b>	0.0%	98.3%	<b>98.6%</b>	+ 0.3%
Inventory of Homes for Sale	4,450	<b>4,286</b>	- 3.7%	--	--	--
Months Supply of Inventory	2.2	<b>2.2</b>	0.0%	--	--	--

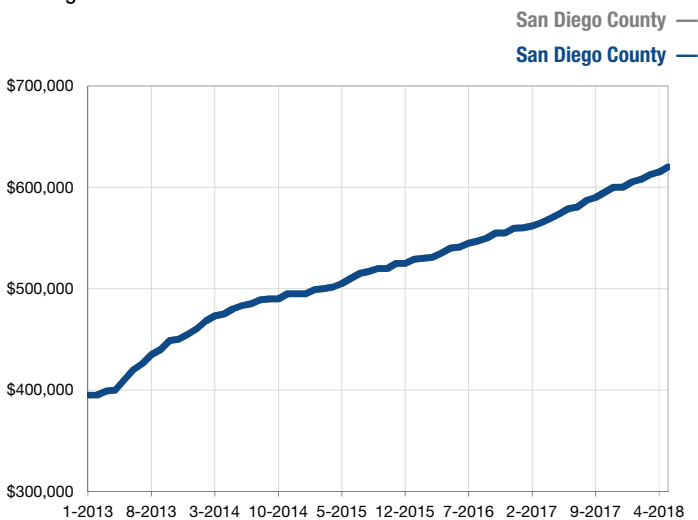
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Attached Single-Family

Key Metrics	May			Rolling 12 Months		
	2017	2018	Percent Change	Thru 5-2017	Thru 5-2018	Percent Change
New Listings	1,537	<b>1,572</b>	+ 2.3%	15,481	<b>15,658</b>	+ 1.1%
Pending Sales	1,230	<b>1,256</b>	+ 2.1%	12,513	<b>12,146</b>	- 2.9%
Closed Sales	1,258	<b>1,066</b>	- 15.3%	12,756	<b>12,041</b>	- 5.6%
Days on Market Until Sale	19	<b>21</b>	+ 10.5%	27	<b>24</b>	- 11.1%
Median Sales Price*	\$392,500	<b>\$421,000</b>	+ 7.3%	\$380,000	<b>\$410,000</b>	+ 7.9%
Average Sales Price*	\$456,093	<b>\$507,425</b>	+ 11.3%	\$446,339	<b>\$484,217</b>	+ 8.5%
Percent of Original List Price Received*	98.9%	<b>98.7%</b>	- 0.2%	98.0%	<b>98.5%</b>	+ 0.5%
Percent of List Price Received*	99.3%	<b>99.3%</b>	0.0%	98.7%	<b>99.2%</b>	+ 0.5%
Inventory of Homes for Sale	1,561	<b>1,637</b>	+ 4.9%	--	--	--
Months Supply of Inventory	1.5	<b>1.6</b>	+ 6.7%	--	--	--

\* 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

