



# Local Market Update for July 2018

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

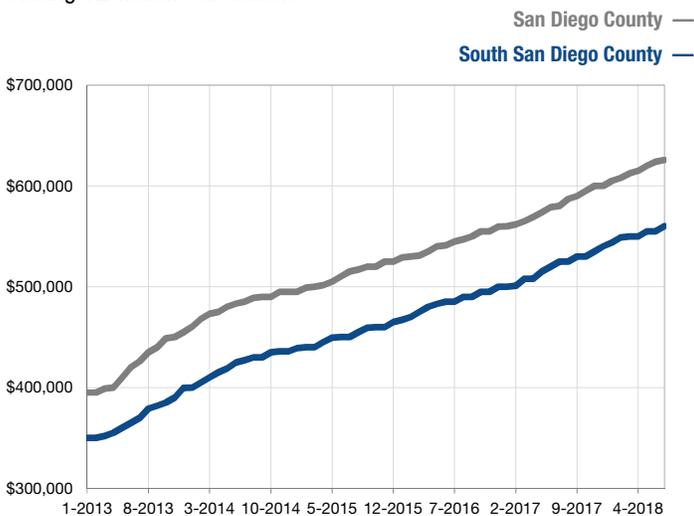
Detached Single-Family	July			Rolling 12 Months		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	305	277	- 9.2%	3,097	2,964	- 4.3%
Pending Sales	189	194	+ 2.6%	2,277	2,126	- 6.6%
Closed Sales	210	172	- 18.1%	2,323	2,109	- 9.2%
Days on Market Until Sale	25	25	0.0%	30	28	- 6.7%
Median Sales Price*	\$549,500	\$575,000	+ 4.6%	\$525,000	\$560,000	+ 6.7%
Average Sales Price*	\$574,788	\$603,801	+ 5.0%	\$547,723	\$592,305	+ 8.1%
Percent of Original List Price Received*	98.0%	98.8%	+ 0.8%	97.8%	97.9%	+ 0.1%
Percent of List Price Received*	98.8%	99.3%	+ 0.5%	98.6%	98.8%	+ 0.2%
Inventory of Homes for Sale	414	392	- 5.3%	--	--	--
Months Supply of Inventory	2.2	2.2	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	July			Rolling 12 Months		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	120	133	+ 10.8%	1,331	1,411	+ 6.0%
Pending Sales	103	82	- 20.4%	1,119	1,097	- 2.0%
Closed Sales	91	85	- 6.6%	1,128	1,101	- 2.4%
Days on Market Until Sale	24	25	+ 4.2%	27	23	- 14.8%
Median Sales Price*	\$379,000	\$399,900	+ 5.5%	\$349,450	\$380,000	+ 8.7%
Average Sales Price*	\$407,666	\$405,461	- 0.5%	\$354,114	\$376,294	+ 6.3%
Percent of Original List Price Received*	99.0%	98.6%	- 0.4%	98.6%	98.8%	+ 0.2%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	99.0%	99.4%	+ 0.4%
Inventory of Homes for Sale	131	163	+ 24.4%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--

\* 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

