



# Local Market Update for July 2019

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

## 92064 - Poway

North San Diego County

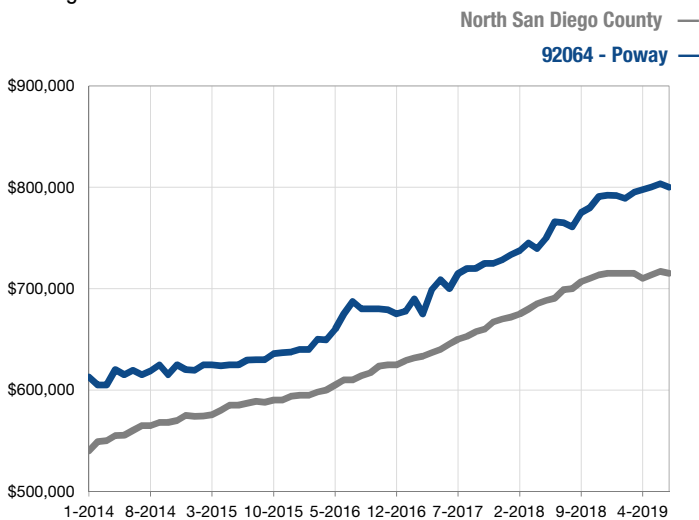
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	68	71	+ 4.4%	729	730	+ 0.1%
Pending Sales	51	58	+ 13.7%	537	493	- 8.2%
Closed Sales	54	53	- 1.9%	535	481	- 10.1%
Days on Market Until Sale	29	31	+ 6.9%	27	35	+ 29.6%
Median Sales Price*	\$814,500	\$780,000	- 4.2%	\$764,900	\$799,900	+ 4.6%
Average Sales Price*	\$944,321	\$871,061	- 7.8%	\$895,020	\$926,688	+ 3.5%
Percent of Original List Price Received*	97.4%	97.3%	- 0.1%	97.5%	96.5%	- 1.0%
Percent of List Price Received*	98.1%	98.7%	+ 0.6%	98.5%	98.1%	- 0.4%
Inventory of Homes for Sale	122	100	- 18.0%	--	--	--
Months Supply of Inventory	2.7	2.4	- 11.1%	--	--	--

\* 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.

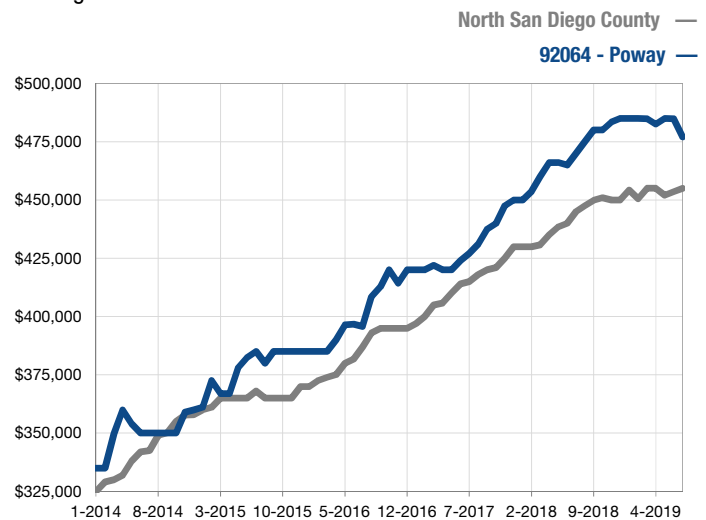
Attached Single-Family Key Metrics	July			Rolling 12 Months		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	7	9	+ 28.6%	74	102	+ 37.8%
Pending Sales	8	11	+ 37.5%	65	73	+ 12.3%
Closed Sales	7	11	+ 57.1%	62	67	+ 8.1%
Days on Market Until Sale	20	42	+ 110.0%	22	28	+ 27.3%
Median Sales Price*	\$505,000	\$451,000	- 10.7%	\$470,000	\$477,000	+ 1.5%
Average Sales Price*	\$510,643	\$455,182	- 10.9%	\$473,294	\$458,768	- 3.1%
Percent of Original List Price Received*	98.7%	97.6%	- 1.1%	99.5%	97.5%	- 2.0%
Percent of List Price Received*	99.6%	99.5%	- 0.1%	100.0%	98.6%	- 1.4%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--

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



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





# Local Market Update for July 2019

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## 92127 - Rancho Bernardo

North San Diego County

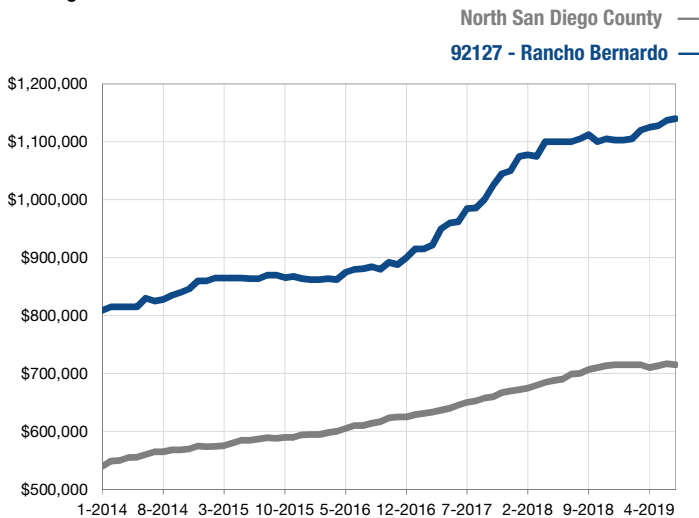
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	92	74	- 19.6%	798	835	+ 4.6%
Pending Sales	56	63	+ 12.5%	540	519	- 3.9%
Closed Sales	60	39	- 35.0%	531	521	- 1.9%
Days on Market Until Sale	35	22	- 37.1%	34	34	0.0%
Median Sales Price*	\$1,120,000	\$1,150,000	+ 2.7%	\$1,100,000	\$1,140,000	+ 3.6%
Average Sales Price*	\$1,307,133	\$1,232,026	- 5.7%	\$1,238,808	\$1,319,385	+ 6.5%
Percent of Original List Price Received*	97.1%	98.3%	+ 1.2%	98.0%	97.4%	- 0.6%
Percent of List Price Received*	98.5%	98.8%	+ 0.3%	98.7%	98.5%	- 0.2%
Inventory of Homes for Sale	156	125	- 19.9%	--	--	--
Months Supply of Inventory	3.5	2.9	- 17.1%	--	--	--

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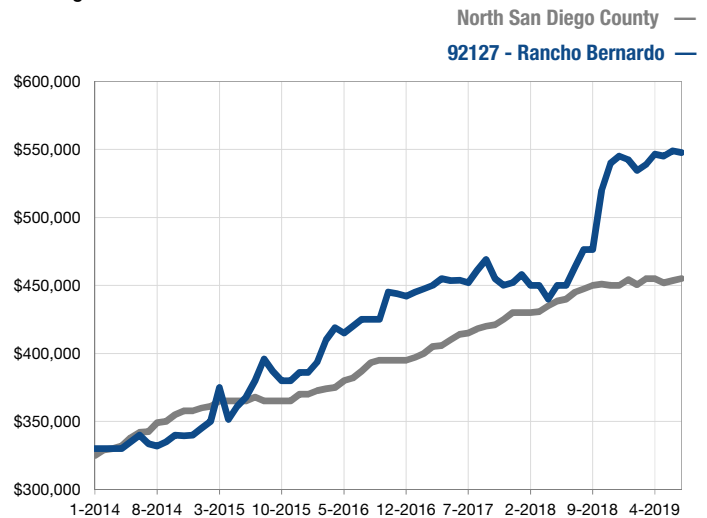
Attached Single-Family Key Metrics	July			Rolling 12 Months		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	27	33	+ 22.2%	284	360	+ 26.8%
Pending Sales	23	28	+ 21.7%	234	220	- 6.0%
Closed Sales	26	26	0.0%	238	210	- 11.8%
Days on Market Until Sale	13	26	+ 100.0%	13	27	+ 107.7%
Median Sales Price*	\$620,000	\$572,500	- 7.7%	\$463,750	\$547,750	+ 18.1%
Average Sales Price*	\$584,738	\$576,554	- 1.4%	\$501,717	\$544,293	+ 8.5%
Percent of Original List Price Received*	99.9%	98.2%	- 1.7%	99.9%	98.1%	- 1.8%
Percent of List Price Received*	100.4%	98.9%	- 1.5%	100.2%	99.2%	- 1.0%
Inventory of Homes for Sale	31	42	+ 35.5%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--

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



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



# Local Market Update for July 2019

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**HOMEDEX**

## 92128 - Rancho Bernardo

North San Diego County

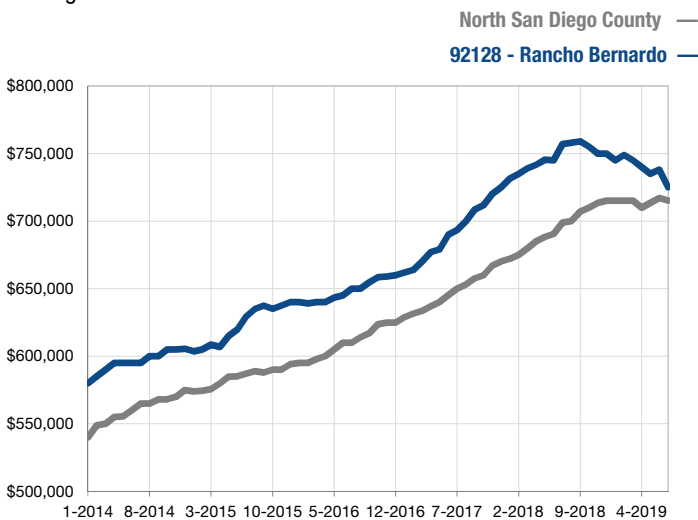
Detached Single-Family	July			Rolling 12 Months		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
<b>Key Metrics</b>						
New Listings	66	70	+ 6.1%	644	804	+ 24.8%
Pending Sales	50	55	+ 10.0%	481	488	+ 1.5%
Closed Sales	38	58	+ 52.6%	480	479	- 0.2%
Days on Market Until Sale	21	30	+ 42.9%	19	30	+ 57.9%
Median Sales Price*	\$811,000	\$731,000	- 9.9%	\$757,000	\$725,000	- 4.2%
Average Sales Price*	\$850,208	\$802,892	- 5.6%	\$776,449	\$758,858	- 2.3%
Percent of Original List Price Received*	97.9%	97.1%	- 0.8%	98.4%	96.6%	- 1.8%
Percent of List Price Received*	98.7%	98.7%	0.0%	99.1%	98.3%	- 0.8%
Inventory of Homes for Sale	94	101	+ 7.4%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--

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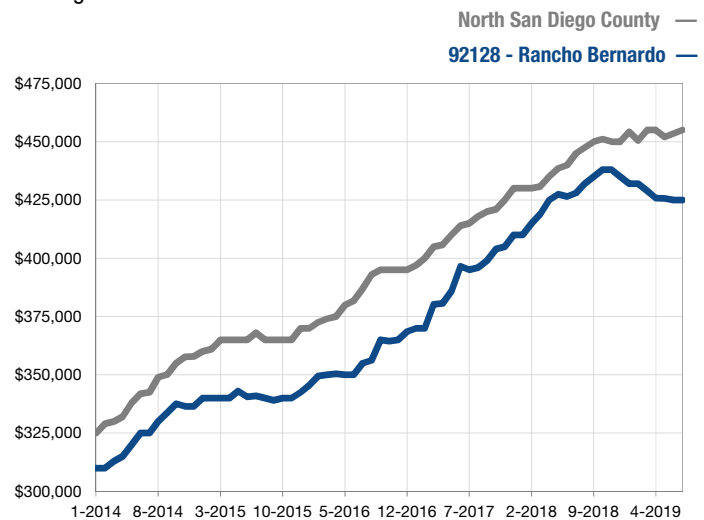
Attached Single-Family	July			Rolling 12 Months		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
<b>Key Metrics</b>						
New Listings	58	48	- 17.2%	536	544	+ 1.5%
Pending Sales	38	39	+ 2.6%	439	400	- 8.9%
Closed Sales	26	28	+ 7.7%	436	399	- 8.5%
Days on Market Until Sale	21	31	+ 47.6%	16	29	+ 81.3%
Median Sales Price*	\$455,000	\$447,500	- 1.6%	\$428,000	\$425,000	- 0.7%
Average Sales Price*	\$457,519	\$466,054	+ 1.9%	\$440,703	\$443,296	+ 0.6%
Percent of Original List Price Received*	98.5%	96.2%	- 2.3%	99.0%	97.0%	- 2.0%
Percent of List Price Received*	99.7%	98.4%	- 1.3%	99.6%	98.7%	- 0.9%
Inventory of Homes for Sale	65	73	+ 12.3%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

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



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



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HOMEDEX

## 92129 - Rancho Penasquitos

North San Diego County

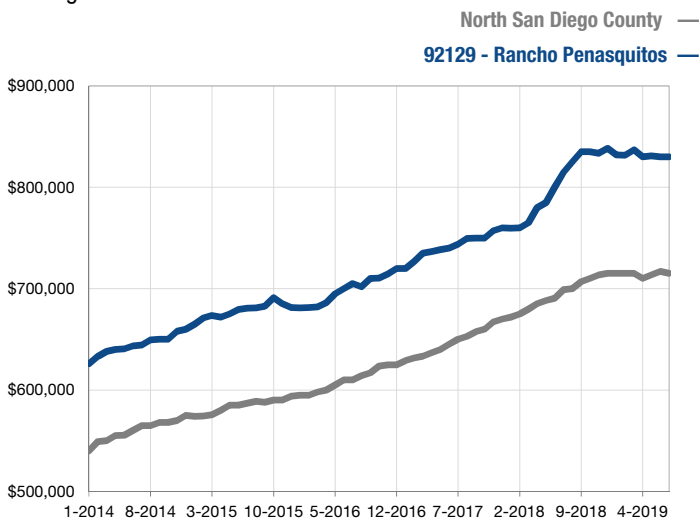
Detached Single-Family	July			Rolling 12 Months		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
<b>Key Metrics</b>						
New Listings	48	38	- 20.8%	455	451	- 0.9%
Pending Sales	39	34	- 12.8%	382	341	- 10.7%
Closed Sales	33	48	+ 45.5%	376	346	- 8.0%
Days on Market Until Sale	15	23	+ 53.3%	17	23	+ 35.3%
Median Sales Price*	\$866,000	<b>\$847,000</b>	- 2.2%	\$815,000	<b>\$830,000</b>	+ 1.8%
Average Sales Price*	\$885,515	<b>\$866,041</b>	- 2.2%	\$825,506	<b>\$856,048</b>	+ 3.7%
Percent of Original List Price Received*	99.0%	<b>99.3%</b>	+ 0.3%	99.0%	<b>98.0%</b>	- 1.0%
Percent of List Price Received*	99.7%	<b>99.6%</b>	- 0.1%	99.6%	<b>99.0%</b>	- 0.6%
Inventory of Homes for Sale	49	37	- 24.5%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

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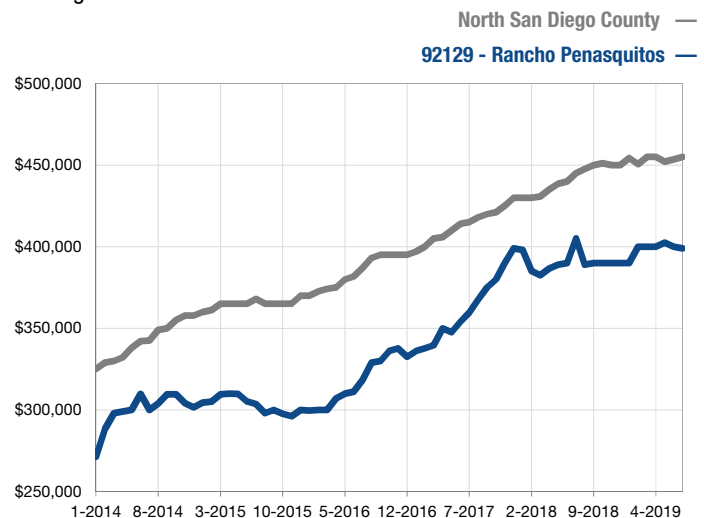
Attached Single-Family	July			Rolling 12 Months		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
<b>Key Metrics</b>						
New Listings	26	15	- 42.3%	211	196	- 7.1%
Pending Sales	20	21	+ 5.0%	171	158	- 7.6%
Closed Sales	20	11	- 45.0%	177	151	- 14.7%
Days on Market Until Sale	19	11	- 42.1%	14	22	+ 57.1%
Median Sales Price*	\$455,925	<b>\$677,000</b>	+ 48.5%	\$405,000	<b>\$399,000</b>	- 1.5%
Average Sales Price*	\$466,468	<b>\$552,409</b>	+ 18.4%	\$442,356	<b>\$449,758</b>	+ 1.7%
Percent of Original List Price Received*	99.3%	<b>98.0%</b>	- 1.3%	100.0%	<b>97.9%</b>	- 2.1%
Percent of List Price Received*	100.1%	<b>99.8%</b>	- 0.3%	100.1%	<b>98.7%</b>	- 1.4%
Inventory of Homes for Sale	26	15	- 42.3%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--

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



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





# Local Market Update for July 2019

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

## 92130 - Carmel Valley

North San Diego County

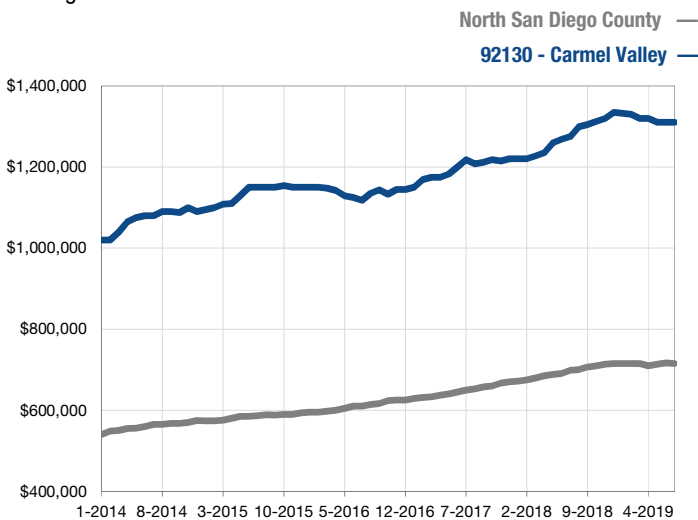
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	76	62	- 18.4%	691	698	+ 1.0%
Pending Sales	55	50	- 9.1%	482	478	- 0.8%
Closed Sales	43	49	+ 14.0%	465	471	+ 1.3%
Days on Market Until Sale	25	38	+ 52.0%	30	35	+ 16.7%
Median Sales Price*	\$1,335,000	<b>\$1,415,000</b>	+ 6.0%	\$1,275,000	<b>\$1,310,000</b>	+ 2.7%
Average Sales Price*	\$1,414,721	<b>\$1,543,608</b>	+ 9.1%	\$1,421,436	<b>\$1,523,161</b>	+ 7.2%
Percent of Original List Price Received*	97.5%	<b>96.5%</b>	- 1.0%	97.7%	<b>96.6%</b>	- 1.1%
Percent of List Price Received*	98.2%	<b>99.0%</b>	+ 0.8%	98.6%	<b>98.1%</b>	- 0.5%
Inventory of Homes for Sale	120	<b>106</b>	- 11.7%	--	--	--
Months Supply of Inventory	3.0	<b>2.7</b>	- 10.0%	--	--	--

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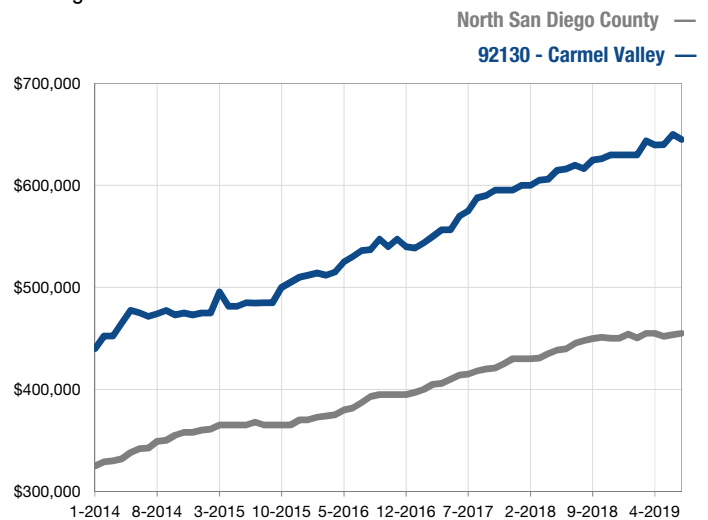
Attached Single-Family Key Metrics	July			Rolling 12 Months		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	32	25	- 21.9%	311	297	- 4.5%
Pending Sales	23	20	- 13.0%	266	207	- 22.2%
Closed Sales	27	27	0.0%	281	209	- 25.6%
Days on Market Until Sale	15	28	+ 86.7%	15	26	+ 73.3%
Median Sales Price*	\$677,000	<b>\$645,000</b>	- 4.7%	\$620,000	<b>\$645,000</b>	+ 4.0%
Average Sales Price*	\$652,622	<b>\$693,500</b>	+ 6.3%	\$624,584	<b>\$656,241</b>	+ 5.1%
Percent of Original List Price Received*	99.0%	<b>98.5%</b>	- 0.5%	99.6%	<b>98.0%</b>	- 1.6%
Percent of List Price Received*	99.7%	<b>99.4%</b>	- 0.3%	99.9%	<b>99.0%</b>	- 0.9%
Inventory of Homes for Sale	24	42	+ 75.0%	--	--	--
Months Supply of Inventory	1.1	<b>2.4</b>	+ 118.2%	--	--	--

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



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





# Local Market Update for July 2019

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

## 92131 - Scripps Miramar

Metro San Diego County

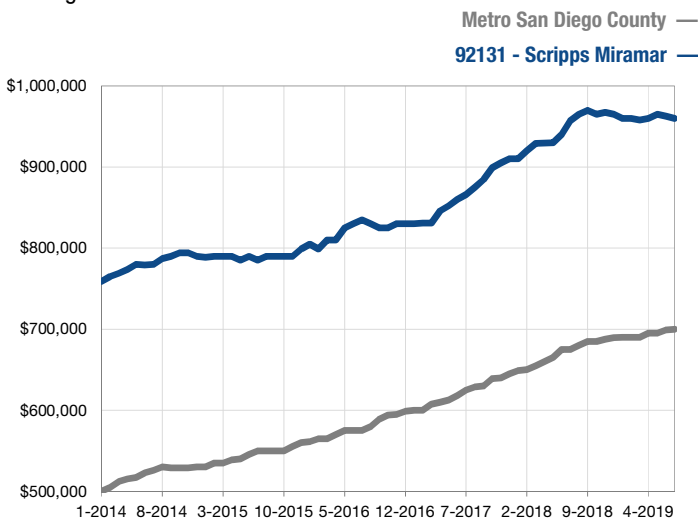
Detached Single-Family	July			Rolling 12 Months		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
<b>Key Metrics</b>						
New Listings	44	33	- 25.0%	383	423	+ 10.4%
Pending Sales	31	30	- 3.2%	296	283	- 4.4%
Closed Sales	29	24	- 17.2%	292	273	- 6.5%
Days on Market Until Sale	25	29	+ 16.0%	23	29	+ 26.1%
Median Sales Price*	\$1,029,000	\$1,003,500	- 2.5%	\$957,000	\$960,000	+ 0.3%
Average Sales Price*	\$1,046,859	\$1,036,000	- 1.0%	\$1,022,452	\$1,012,845	- 0.9%
Percent of Original List Price Received*	98.4%	97.2%	- 1.2%	98.1%	97.4%	- 0.7%
Percent of List Price Received*	99.4%	98.5%	- 0.9%	99.2%	98.6%	- 0.6%
Inventory of Homes for Sale	58	53	- 8.6%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--

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Attached Single-Family	July			Rolling 12 Months		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
<b>Key Metrics</b>						
New Listings	25	19	- 24.0%	209	268	+ 28.2%
Pending Sales	17	16	- 5.9%	179	186	+ 3.9%
Closed Sales	21	20	- 4.8%	178	185	+ 3.9%
Days on Market Until Sale	15	20	+ 33.3%	15	20	+ 33.3%
Median Sales Price*	\$581,000	\$555,500	- 4.4%	\$519,000	\$525,000	+ 1.2%
Average Sales Price*	\$576,142	\$534,675	- 7.2%	\$526,708	\$536,204	+ 1.8%
Percent of Original List Price Received*	98.8%	97.7%	- 1.1%	99.4%	97.9%	- 1.5%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	99.7%	99.1%	- 0.6%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

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



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

