



# Local Market Update for March 2019

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

## 92025 - Escondido

North San Diego County

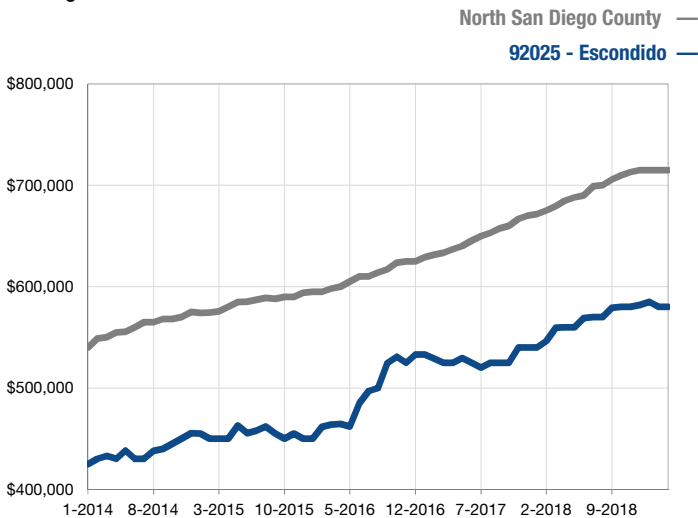
Detached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	47	37	- 21.3%	491	467	- 4.9%
Pending Sales	25	31	+ 24.0%	325	305	- 6.2%
Closed Sales	29	16	- 44.8%	340	290	- 14.7%
Days on Market Until Sale	25	32	+ 28.0%	30	33	+ 10.0%
Median Sales Price*	\$595,000	<b>\$575,000</b>	- 3.4%	\$559,500	<b>\$580,000</b>	+ 3.7%
Average Sales Price*	\$605,411	<b>\$659,953</b>	+ 9.0%	\$590,835	<b>\$621,156</b>	+ 5.1%
Percent of Original List Price Received*	98.3%	<b>97.2%</b>	- 1.1%	97.0%	<b>96.7%</b>	- 0.3%
Percent of List Price Received*	99.0%	<b>98.4%</b>	- 0.6%	98.3%	<b>98.2%</b>	- 0.1%
Inventory of Homes for Sale	59	55	- 6.8%	--	--	--
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.

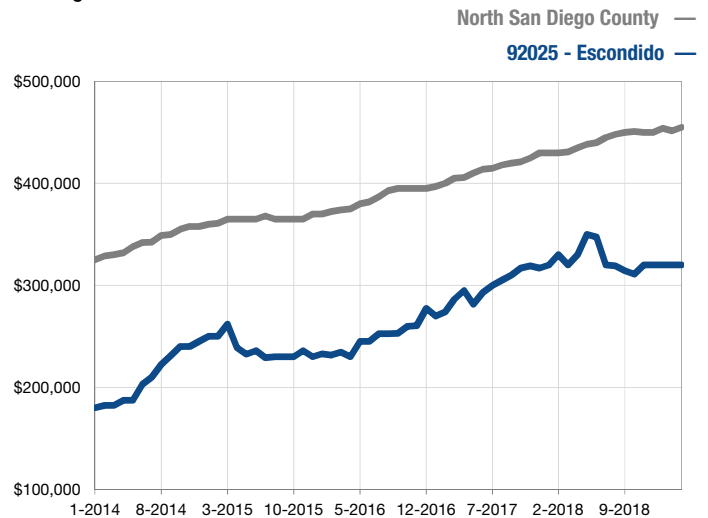
Attached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	5	11	+ 120.0%	95	129	+ 35.8%
Pending Sales	6	11	+ 83.3%	88	90	+ 2.3%
Closed Sales	8	6	- 25.0%	88	85	- 3.4%
Days on Market Until Sale	32	30	- 6.3%	26	27	+ 3.8%
Median Sales Price*	\$295,000	<b>\$307,450</b>	+ 4.2%	\$320,000	<b>\$320,000</b>	0.0%
Average Sales Price*	\$296,625	<b>\$323,482</b>	+ 9.1%	\$334,440	<b>\$340,873</b>	+ 1.9%
Percent of Original List Price Received*	101.0%	<b>98.8%</b>	- 2.2%	98.3%	<b>98.0%</b>	- 0.3%
Percent of List Price Received*	101.1%	<b>100.1%</b>	- 1.0%	98.9%	<b>99.0%</b>	+ 0.1%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	1.0	<b>1.7</b>	+ 70.0%	--	--	--

\* 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





# Local Market Update for March 2019

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

## 92026 - Escondido

North San Diego County

### Detached Single-Family

Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	83	78	- 6.0%	782	802	+ 2.6%
Pending Sales	43	52	+ 20.9%	573	507	- 11.5%
Closed Sales	45	43	- 4.4%	588	486	- 17.3%
Days on Market Until Sale	24	33	+ 37.5%	34	38	+ 11.8%
Median Sales Price*	\$540,000	<b>\$532,522</b>	- 1.4%	\$528,500	<b>\$547,000</b>	+ 3.5%
Average Sales Price*	\$579,703	<b>\$571,106</b>	- 1.5%	\$559,725	<b>\$590,072</b>	+ 5.4%
Percent of Original List Price Received*	98.6%	<b>97.7%</b>	- 0.9%	97.6%	<b>96.9%</b>	- 0.7%
Percent of List Price Received*	98.7%	<b>99.0%</b>	+ 0.3%	98.6%	<b>98.6%</b>	0.0%
Inventory of Homes for Sale	122	96	- 21.3%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--

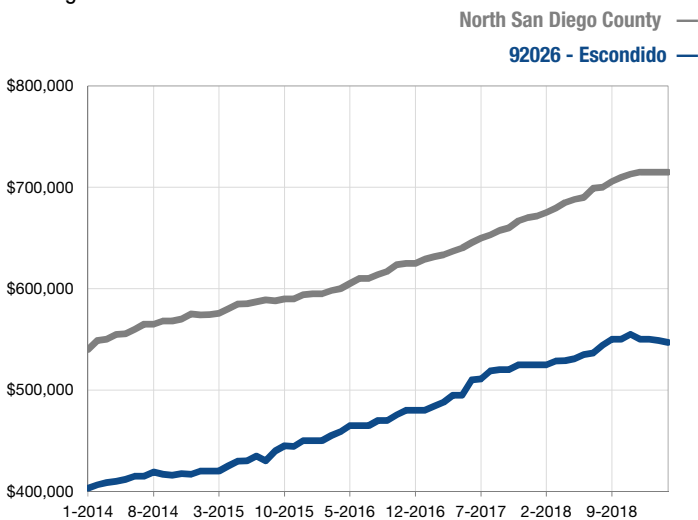
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Attached Single-Family

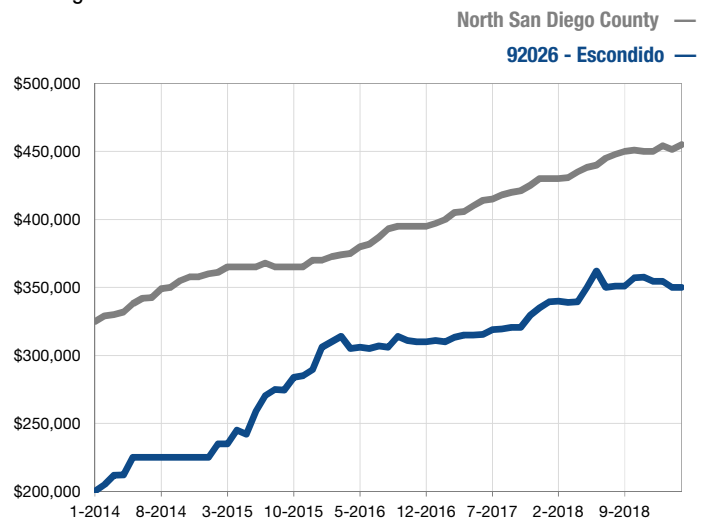
Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	16	20	+ 25.0%	157	188	+ 19.7%
Pending Sales	7	19	+ 171.4%	130	143	+ 10.0%
Closed Sales	8	15	+ 87.5%	141	130	- 7.8%
Days on Market Until Sale	15	43	+ 186.7%	25	27	+ 8.0%
Median Sales Price*	\$330,000	<b>\$271,500</b>	- 17.7%	\$339,000	<b>\$350,000</b>	+ 3.2%
Average Sales Price*	\$314,813	<b>\$295,100</b>	- 6.3%	\$336,247	<b>\$341,947</b>	+ 1.7%
Percent of Original List Price Received*	99.6%	<b>95.2%</b>	- 4.4%	98.0%	<b>97.5%</b>	- 0.5%
Percent of List Price Received*	100.2%	<b>98.1%</b>	- 2.1%	98.9%	<b>99.3%</b>	+ 0.4%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

\* 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





# Local Market Update for March 2019

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

## 92027 - Escondido

North San Diego County

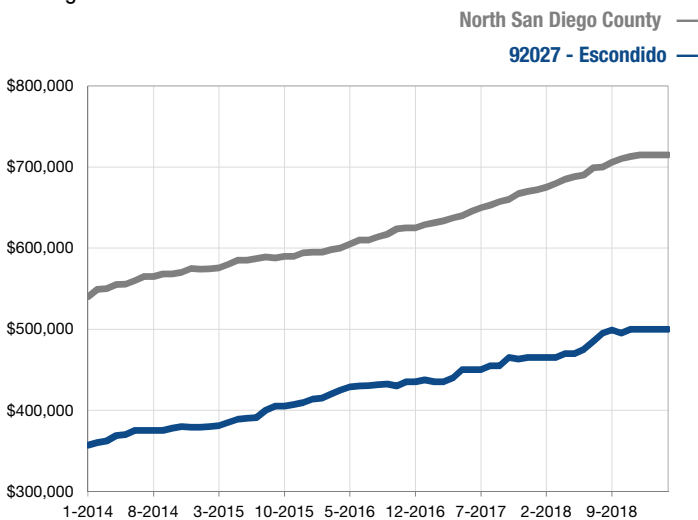
Detached Single-Family Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	63	57	- 9.5%	694	657	- 5.3%
Pending Sales	50	43	- 14.0%	535	463	- 13.5%
Closed Sales	37	34	- 8.1%	539	467	- 13.4%
Days on Market Until Sale	40	31	- 22.5%	31	28	- 9.7%
Median Sales Price*	\$470,000	<b>\$472,500</b>	+ 0.5%	\$465,000	<b>\$500,000</b>	+ 7.5%
Average Sales Price*	\$522,339	<b>\$506,359</b>	- 3.1%	\$511,646	<b>\$545,880</b>	+ 6.7%
Percent of Original List Price Received*	97.2%	<b>99.2%</b>	+ 2.1%	97.8%	<b>97.9%</b>	+ 0.1%
Percent of List Price Received*	98.5%	<b>99.9%</b>	+ 1.4%	99.0%	<b>99.0%</b>	0.0%
Inventory of Homes for Sale	64	66	+ 3.1%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

\* 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.

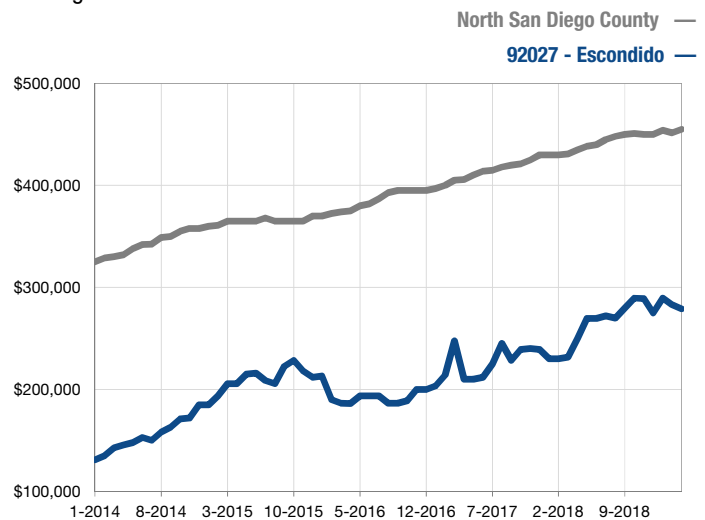
Attached Single-Family Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	15	7	- 53.3%	113	120	+ 6.2%
Pending Sales	10	15	+ 50.0%	88	97	+ 10.2%
Closed Sales	5	10	+ 100.0%	88	92	+ 4.5%
Days on Market Until Sale	10	52	+ 420.0%	21	28	+ 33.3%
Median Sales Price*	\$246,000	<b>\$269,000</b>	+ 9.3%	\$231,750	<b>\$279,000</b>	+ 20.4%
Average Sales Price*	\$273,353	<b>\$269,800</b>	- 1.3%	\$252,187	<b>\$288,078</b>	+ 14.2%
Percent of Original List Price Received*	99.2%	<b>97.1%</b>	- 2.1%	98.5%	<b>98.3%</b>	- 0.2%
Percent of List Price Received*	99.2%	<b>98.6%</b>	- 0.6%	98.7%	<b>99.0%</b>	+ 0.3%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--

\* 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.

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



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





# Local Market Update for March 2019

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

## 92028 - Fallbrook

North San Diego County

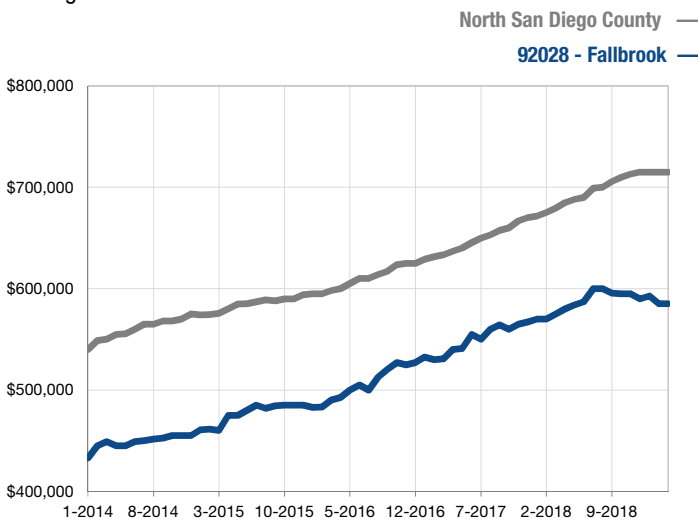
Detached Single-Family Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	144	121	- 16.0%	1,330	1,286	- 3.3%
Pending Sales	79	69	- 12.7%	906	730	- 19.4%
Closed Sales	80	48	- 40.0%	918	723	- 21.2%
Days on Market Until Sale	43	54	+ 25.6%	46	52	+ 13.0%
Median Sales Price*	\$592,000	\$590,000	- 0.3%	\$575,000	\$585,000	+ 1.7%
Average Sales Price*	\$632,644	\$619,120	- 2.1%	\$633,140	\$646,049	+ 2.0%
Percent of Original List Price Received*	96.0%	97.0%	+ 1.0%	96.6%	96.5%	- 0.1%
Percent of List Price Received*	97.6%	98.7%	+ 1.1%	98.0%	98.1%	+ 0.1%
Inventory of Homes for Sale	263	280	+ 6.5%	--	--	--
Months Supply of Inventory	3.5	4.6	+ 31.4%	--	--	--

\* 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.

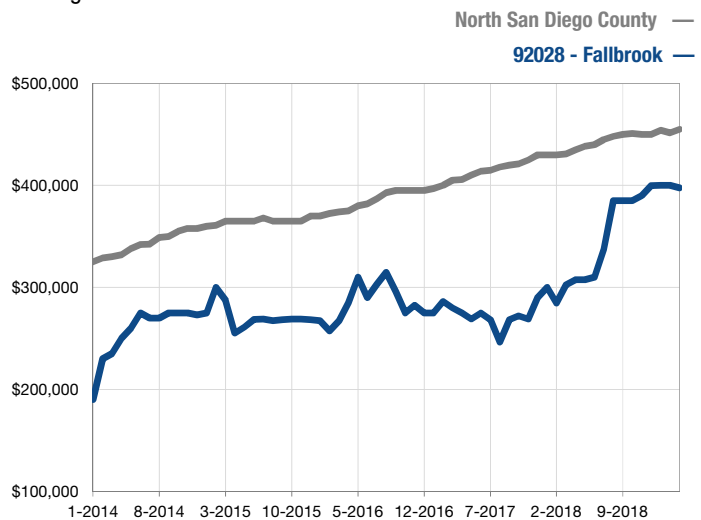
Attached Single-Family Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	2	13	+ 550.0%	60	79	+ 31.7%
Pending Sales	3	5	+ 66.7%	45	41	- 8.9%
Closed Sales	3	5	+ 66.7%	48	36	- 25.0%
Days on Market Until Sale	49	62	+ 26.5%	43	36	- 16.3%
Median Sales Price*	\$305,000	\$375,000	+ 23.0%	\$302,500	\$397,450	+ 31.4%
Average Sales Price*	\$313,333	\$341,900	+ 9.1%	\$307,543	\$369,765	+ 20.2%
Percent of Original List Price Received*	96.6%	97.1%	+ 0.5%	96.8%	97.5%	+ 0.7%
Percent of List Price Received*	97.3%	99.2%	+ 2.0%	97.5%	98.9%	+ 1.4%
Inventory of Homes for Sale	8	21	+ 162.5%	--	--	--
Months Supply of Inventory	2.0	6.1	+ 205.0%	--	--	--

\* 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





# Local Market Update for March 2019

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

## 92029 - Escondido

North San Diego County

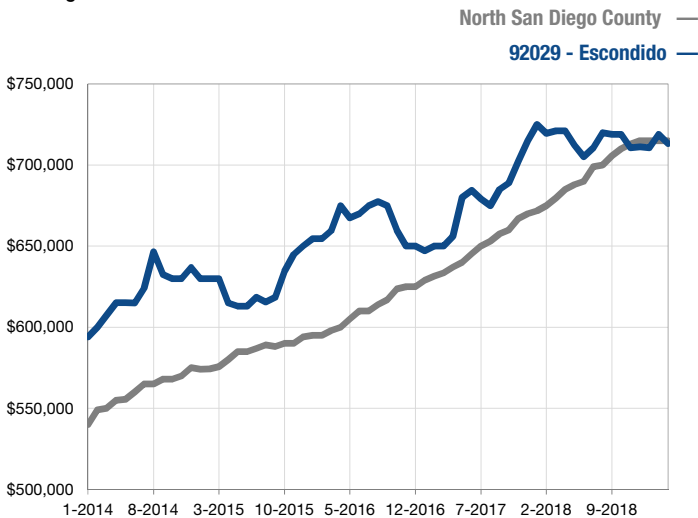
Detached Single-Family Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	31	52	+ 67.7%	386	465	+ 20.5%
Pending Sales	20	28	+ 40.0%	252	243	- 3.6%
Closed Sales	19	22	+ 15.8%	261	236	- 9.6%
Days on Market Until Sale	32	37	+ 15.6%	34	36	+ 5.9%
Median Sales Price*	\$771,900	<b>\$695,950</b>	- 9.8%	\$721,000	<b>\$713,108</b>	- 1.1%
Average Sales Price*	\$734,442	<b>\$760,095</b>	+ 3.5%	\$741,453	<b>\$749,821</b>	+ 1.1%
Percent of Original List Price Received*	97.4%	97.0%	- 0.4%	97.4%	96.9%	- 0.5%
Percent of List Price Received*	97.6%	98.2%	+ 0.6%	98.4%	98.4%	0.0%
Inventory of Homes for Sale	42	89	+ 111.9%	--	--	--
Months Supply of Inventory	2.0	4.4	+ 120.0%	--	--	--

\* 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.

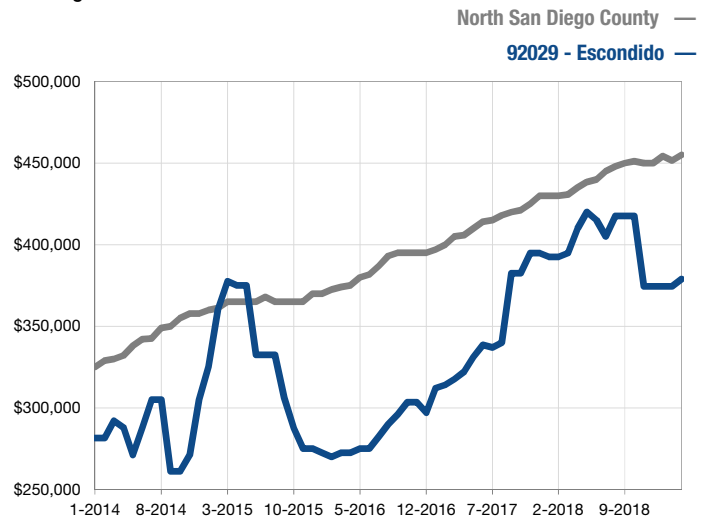
Attached Single-Family Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	2	1	- 50.0%	14	20	+ 42.9%
Pending Sales	1	0	- 100.0%	11	16	+ 45.5%
Closed Sales	0	1	--	11	17	+ 54.5%
Days on Market Until Sale	0	2	--	20	13	- 35.0%
Median Sales Price*	\$0	<b>\$450,000</b>	--	\$394,900	<b>\$379,000</b>	- 4.0%
Average Sales Price*	\$0	<b>\$450,000</b>	--	\$395,900	<b>\$395,141</b>	- 0.2%
Percent of Original List Price Received*	0.0%	100.0%	--	100.7%	99.3%	- 1.4%
Percent of List Price Received*	0.0%	100.0%	--	101.1%	100.4%	- 0.7%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--

\* 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





# Local Market Update for March 2019

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

## 92069 - San Marcos

North San Diego County

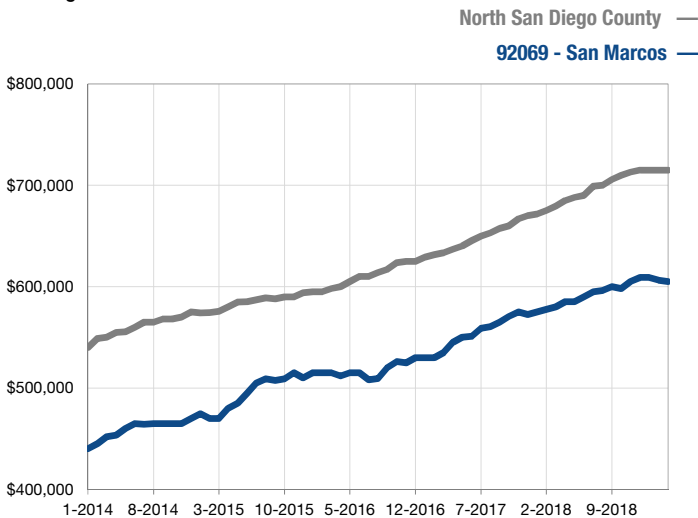
Detached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	51	37	- 27.5%	418	471	+ 12.7%
Pending Sales	27	33	+ 22.2%	343	326	- 5.0%
Closed Sales	26	24	- 7.7%	353	318	- 9.9%
Days on Market Until Sale	16	30	+ 87.5%	21	26	+ 23.8%
Median Sales Price*	\$568,000	<b>\$584,500</b>	+ 2.9%	\$580,000	<b>\$605,000</b>	+ 4.3%
Average Sales Price*	\$617,923	<b>\$683,042</b>	+ 10.5%	\$607,576	<b>\$643,824</b>	+ 6.0%
Percent of Original List Price Received*	98.7%	97.9%	- 0.8%	98.5%	98.3%	- 0.2%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	42	45	+ 7.1%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--

\* 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.

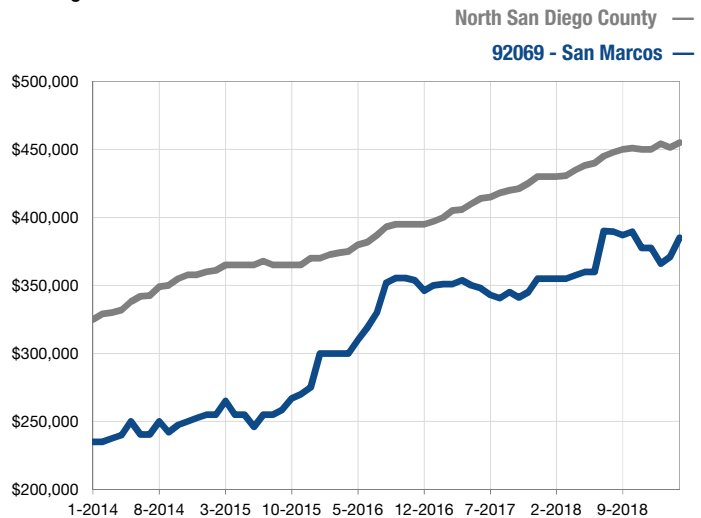
Attached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	16	9	- 43.8%	155	130	- 16.1%
Pending Sales	10	4	- 60.0%	122	81	- 33.6%
Closed Sales	9	6	- 33.3%	118	85	- 28.0%
Days on Market Until Sale	21	31	+ 47.6%	25	27	+ 8.0%
Median Sales Price*	\$305,000	<b>\$439,500</b>	+ 44.1%	\$355,000	<b>\$385,000</b>	+ 8.5%
Average Sales Price*	\$339,403	<b>\$430,500</b>	+ 26.8%	\$370,066	<b>\$396,496</b>	+ 7.1%
Percent of Original List Price Received*	97.3%	95.9%	- 1.4%	97.7%	97.4%	- 0.3%
Percent of List Price Received*	98.3%	97.8%	- 0.5%	98.1%	98.6%	+ 0.5%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--

\* 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



# Local Market Update for March 2019

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

North San Diego County  
Association of REALTORS®



**HOMEDEX**

## 92078 - San Marcos

North San Diego County

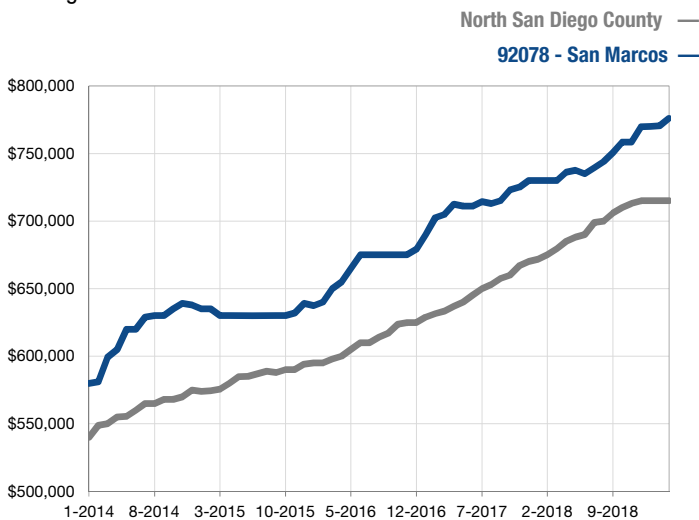
Detached Single-Family Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	75	68	- 9.3%	664	735	+ 10.7%
Pending Sales	49	60	+ 22.4%	507	513	+ 1.2%
Closed Sales	42	56	+ 33.3%	513	498	- 2.9%
Days on Market Until Sale	23	44	+ 91.3%	24	32	+ 33.3%
Median Sales Price*	\$711,000	<b>\$772,500</b>	+ 8.6%	\$730,000	<b>\$776,000</b>	+ 6.3%
Average Sales Price*	\$731,084	<b>\$811,851</b>	+ 11.0%	\$754,190	<b>\$835,215</b>	+ 10.7%
Percent of Original List Price Received*	98.3%	97.4%	- 0.9%	98.3%	97.7%	- 0.6%
Percent of List Price Received*	98.8%	98.2%	- 0.6%	98.9%	98.8%	- 0.1%
Inventory of Homes for Sale	77	75	- 2.6%	--	--	--
Months Supply of Inventory	1.8	1.8	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.

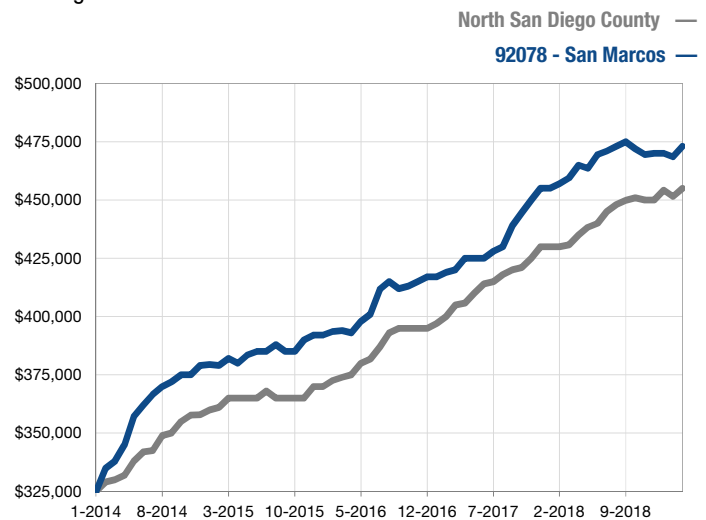
Attached Single-Family Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	25	24	- 4.0%	349	386	+ 10.6%
Pending Sales	22	21	- 4.5%	307	259	- 15.6%
Closed Sales	22	20	- 9.1%	326	254	- 22.1%
Days on Market Until Sale	14	28	+ 100.0%	18	29	+ 61.1%
Median Sales Price*	\$412,500	<b>\$480,000</b>	+ 16.4%	\$459,500	<b>\$473,000</b>	+ 2.9%
Average Sales Price*	\$403,391	<b>\$488,300</b>	+ 21.0%	\$439,529	<b>\$455,657</b>	+ 3.7%
Percent of Original List Price Received*	97.6%	98.0%	+ 0.4%	99.2%	97.5%	- 1.7%
Percent of List Price Received*	98.0%	98.5%	+ 0.5%	99.6%	98.7%	- 0.9%
Inventory of Homes for Sale	29	30	+ 3.4%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

\* 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





# Local Market Update for March 2019

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

## 92081 - Vista

North San Diego County

### Detached Single-Family

Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	32	26	- 18.8%	352	403	+ 14.5%
Pending Sales	24	23	- 4.2%	298	288	- 3.4%
Closed Sales	17	24	+ 41.2%	302	282	- 6.6%
Days on Market Until Sale	14	31	+ 121.4%	20	25	+ 25.0%
Median Sales Price*	\$568,500	\$545,000	- 4.1%	\$567,000	\$585,000	+ 3.2%
Average Sales Price*	\$665,912	\$564,549	- 15.2%	\$590,926	\$621,509	+ 5.2%
Percent of Original List Price Received*	99.2%	98.0%	- 1.2%	98.8%	97.7%	- 1.1%
Percent of List Price Received*	99.2%	98.4%	- 0.8%	99.1%	98.8%	- 0.3%
Inventory of Homes for Sale	22	28	+ 27.3%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--

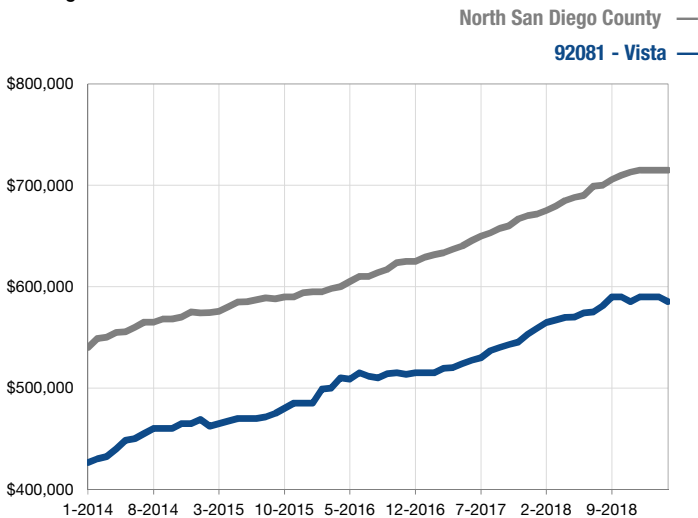
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Attached Single-Family

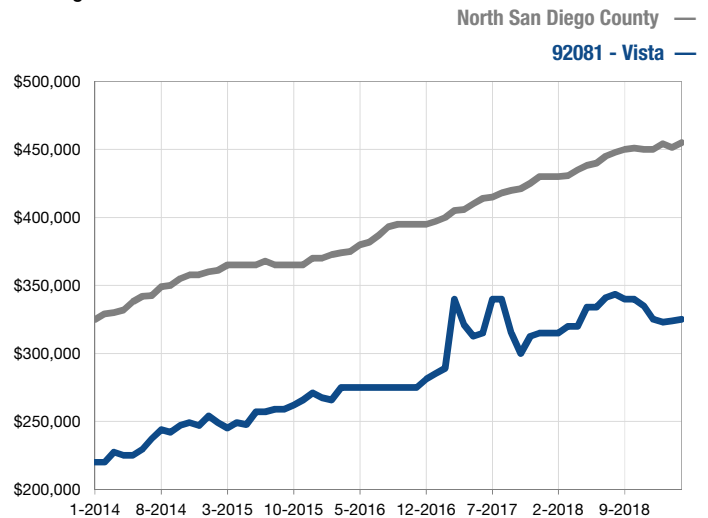
Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	8	14	+ 75.0%	58	90	+ 55.2%
Pending Sales	6	10	+ 66.7%	45	61	+ 35.6%
Closed Sales	11	6	- 45.5%	45	51	+ 13.3%
Days on Market Until Sale	12	23	+ 91.7%	15	22	+ 46.7%
Median Sales Price*	\$323,000	\$383,910	+ 18.9%	\$320,000	\$325,000	+ 1.6%
Average Sales Price*	\$371,273	\$407,231	+ 9.7%	\$347,478	\$361,456	+ 4.0%
Percent of Original List Price Received*	98.8%	99.5%	+ 0.7%	98.7%	98.7%	0.0%
Percent of List Price Received*	99.6%	99.5%	- 0.1%	99.1%	99.6%	+ 0.5%
Inventory of Homes for Sale	6	15	+ 150.0%	--	--	--
Months Supply of Inventory	1.6	3.0	+ 87.5%	--	--	--

\* 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.

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



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







# Local Market Update for March 2019

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

## 92082 - Valley Center

North San Diego County

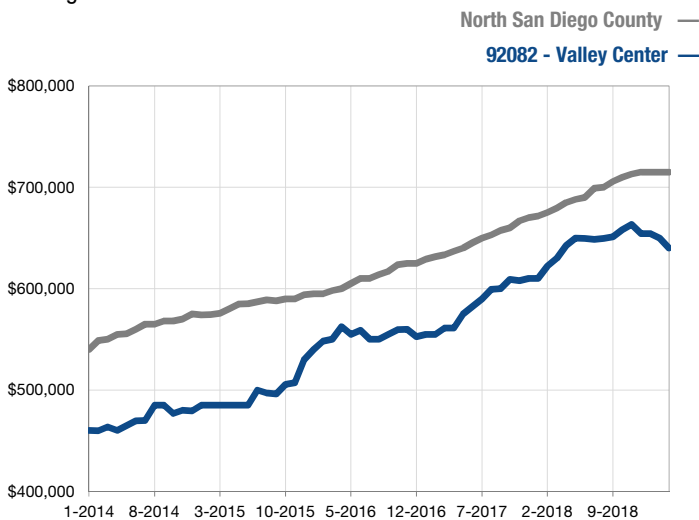
Detached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	38	28	- 26.3%	376	438	+ 16.5%
Pending Sales	24	20	- 16.7%	234	230	- 1.7%
Closed Sales	26	19	- 26.9%	228	229	+ 0.4%
Days on Market Until Sale	44	56	+ 27.3%	48	55	+ 14.6%
Median Sales Price*	\$690,000	<b>\$620,000</b>	- 10.1%	\$630,000	<b>\$640,000</b>	+ 1.6%
Average Sales Price*	\$768,577	<b>\$619,057</b>	- 19.5%	\$652,529	<b>\$668,994</b>	+ 2.5%
Percent of Original List Price Received*	94.3%	<b>93.9%</b>	- 0.4%	96.1%	<b>95.4%</b>	- 0.7%
Percent of List Price Received*	95.8%	<b>95.7%</b>	- 0.1%	97.1%	<b>97.6%</b>	+ 0.5%
Inventory of Homes for Sale	80	81	+ 1.3%	--	--	--
Months Supply of Inventory	4.1	<b>4.2</b>	+ 2.4%	--	--	--

\* 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.

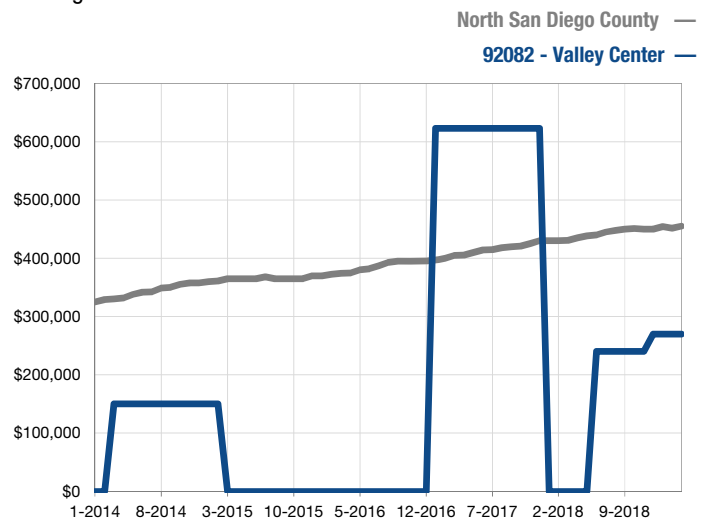
Attached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	--	1	3	+ 200.0%
Pending Sales	0	0	--	0	3	--
Closed Sales	0	0	--	0	3	--
Days on Market Until Sale	0	0	--	0	21	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$270,000</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$288,333</b>	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>93.2%</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>97.7%</b>	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* 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





# Local Market Update for March 2019

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

## 92083 - Vista

North San Diego County

### Detached Single-Family

Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	28	20	- 28.6%	300	287	- 4.3%
Pending Sales	21	22	+ 4.8%	216	200	- 7.4%
Closed Sales	23	22	- 4.3%	220	195	- 11.4%
Days on Market Until Sale	30	43	+ 43.3%	31	30	- 3.2%
Median Sales Price*	\$455,000	<b>\$487,500</b>	+ 7.1%	\$470,400	<b>\$495,000</b>	+ 5.2%
Average Sales Price*	\$492,104	<b>\$500,477</b>	+ 1.7%	\$493,578	<b>\$513,006</b>	+ 3.9%
Percent of Original List Price Received*	98.2%	<b>94.2%</b>	- 4.1%	97.2%	<b>96.9%</b>	- 0.3%
Percent of List Price Received*	98.8%	<b>96.5%</b>	- 2.3%	98.4%	<b>98.2%</b>	- 0.2%
Inventory of Homes for Sale	35	28	- 20.0%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--

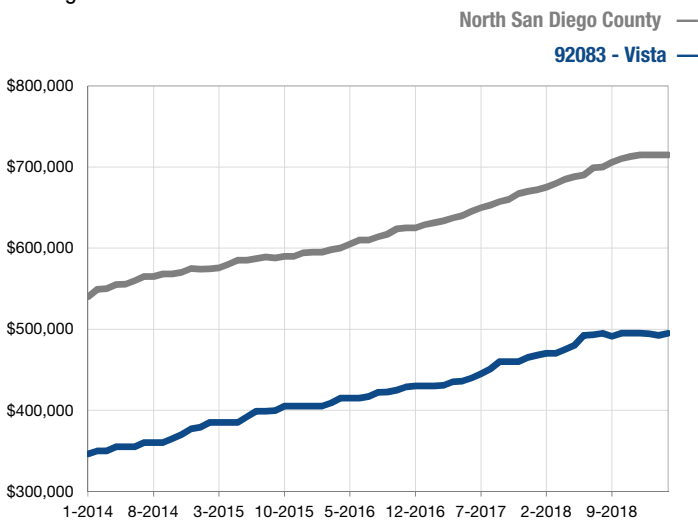
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Attached Single-Family

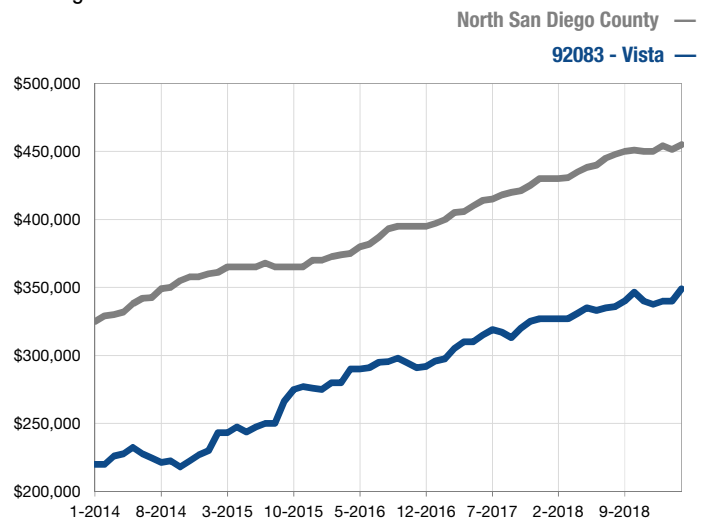
Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	10	17	+ 70.0%	101	113	+ 11.9%
Pending Sales	5	9	+ 80.0%	88	68	- 22.7%
Closed Sales	11	7	- 36.4%	94	63	- 33.0%
Days on Market Until Sale	17	21	+ 23.5%	24	24	0.0%
Median Sales Price*	\$305,000	<b>\$383,000</b>	+ 25.6%	\$327,000	<b>\$349,000</b>	+ 6.7%
Average Sales Price*	\$308,272	<b>\$374,571</b>	+ 21.5%	\$322,919	<b>\$349,789</b>	+ 8.3%
Percent of Original List Price Received*	98.7%	<b>98.7%</b>	0.0%	98.8%	<b>98.2%</b>	- 0.6%
Percent of List Price Received*	98.7%	<b>99.9%</b>	+ 1.2%	99.4%	<b>99.2%</b>	- 0.2%
Inventory of Homes for Sale	9	16	+ 77.8%	--	--	--
Months Supply of Inventory	1.2	2.8	+ 133.3%	--	--	--

\* 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





# Local Market Update for March 2019

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

## 92084 - Vista

North San Diego County

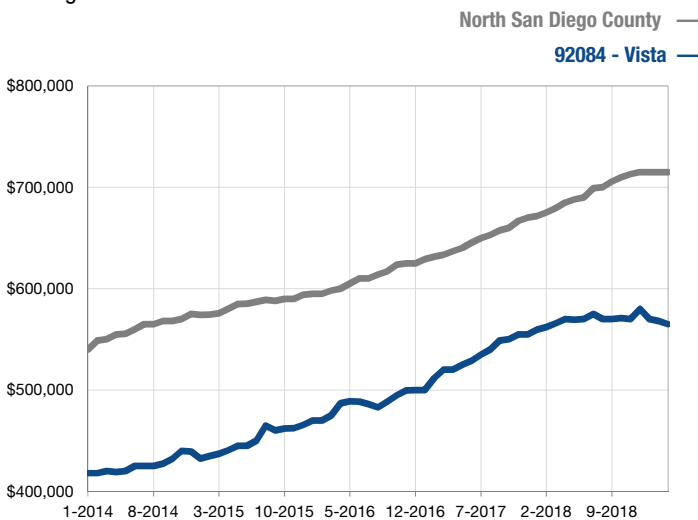
Detached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	54	51	- 5.6%	586	583	- 0.5%
Pending Sales	28	23	- 17.9%	410	349	- 14.9%
Closed Sales	27	28	+ 3.7%	423	348	- 17.7%
Days on Market Until Sale	26	48	+ 84.6%	40	37	- 7.5%
Median Sales Price*	\$645,000	\$570,000	- 11.6%	\$566,000	\$565,000	- 0.2%
Average Sales Price*	\$664,037	\$587,178	- 11.6%	\$601,156	\$607,512	+ 1.1%
Percent of Original List Price Received*	97.4%	95.3%	- 2.2%	96.7%	96.2%	- 0.5%
Percent of List Price Received*	98.4%	96.9%	- 1.5%	98.3%	98.2%	- 0.1%
Inventory of Homes for Sale	93	98	+ 5.4%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 25.9%	--	--	--

\* 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	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	8	8	0.0%	69	69	0.0%
Pending Sales	5	2	- 60.0%	53	41	- 22.6%
Closed Sales	3	10	+ 233.3%	51	45	- 11.8%
Days on Market Until Sale	6	33	+ 450.0%	26	27	+ 3.8%
Median Sales Price*	\$450,000	\$370,500	- 17.7%	\$335,000	\$368,000	+ 9.9%
Average Sales Price*	\$386,000	\$386,200	+ 0.1%	\$330,053	\$365,409	+ 10.7%
Percent of Original List Price Received*	98.9%	94.8%	- 4.1%	98.4%	97.7%	- 0.7%
Percent of List Price Received*	98.9%	96.6%	- 2.3%	98.9%	98.8%	- 0.1%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	2.9	+ 141.7%	--	--	--

\* 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

