



Local Market Update for April 2019

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

92003 - Bonsall

North San Diego County

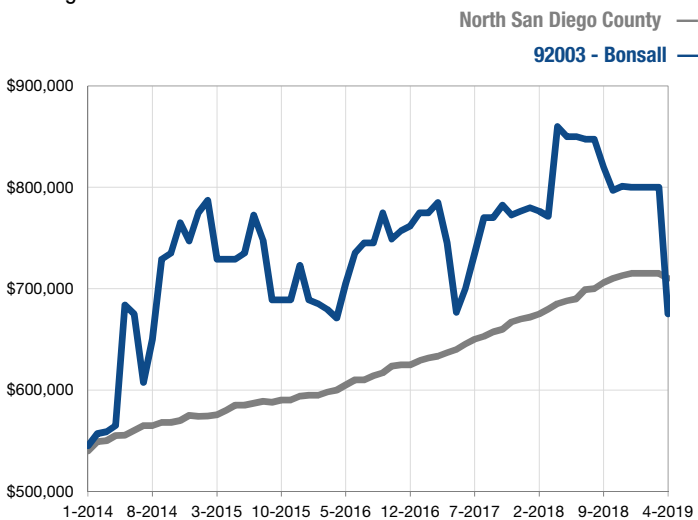
Detached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	9	13	+ 44.4%	127	124	- 2.4%
Pending Sales	6	2	- 66.7%	53	61	+ 15.1%
Closed Sales	5	6	+ 20.0%	60	60	0.0%
Days on Market Until Sale	76	99	+ 30.3%	67	70	+ 4.5%
Median Sales Price*	\$937,000	\$592,963	- 36.7%	\$860,000	\$675,000	- 21.5%
Average Sales Price*	\$1,094,060	\$611,804	- 44.1%	\$871,842	\$825,851	- 5.3%
Percent of Original List Price Received*	97.4%	93.9%	- 3.6%	95.7%	96.6%	+ 0.9%
Percent of List Price Received*	97.8%	96.9%	- 0.9%	97.8%	97.9%	+ 0.1%
Inventory of Homes for Sale	28	43	+ 53.6%	--	--	--
Months Supply of Inventory	6.3	8.5	+ 34.9%	--	--	--

* 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.

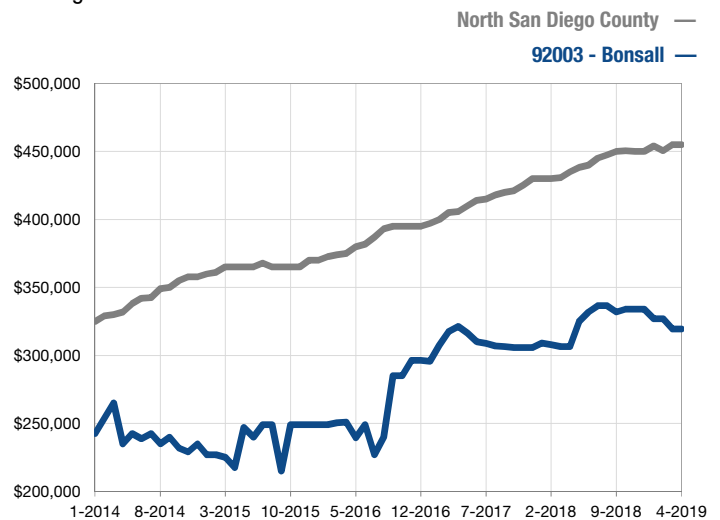
Attached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	1	3	+ 200.0%	48	40	- 16.7%
Pending Sales	2	1	- 50.0%	32	23	- 28.1%
Closed Sales	2	0	- 100.0%	34	22	- 35.3%
Days on Market Until Sale	13	0	- 100.0%	43	44	+ 2.3%
Median Sales Price*	\$320,134	\$0	- 100.0%	\$306,500	\$319,500	+ 4.2%
Average Sales Price*	\$320,134	\$0	- 100.0%	\$324,020	\$339,884	+ 4.9%
Percent of Original List Price Received*	100.1%	0.0%	- 100.0%	96.0%	96.8%	+ 0.8%
Percent of List Price Received*	100.1%	0.0%	- 100.0%	97.9%	99.2%	+ 1.3%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	1.1	3.7	+ 236.4%	--	--	--

* 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 April 2019

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

92025 - Escondido

North San Diego County

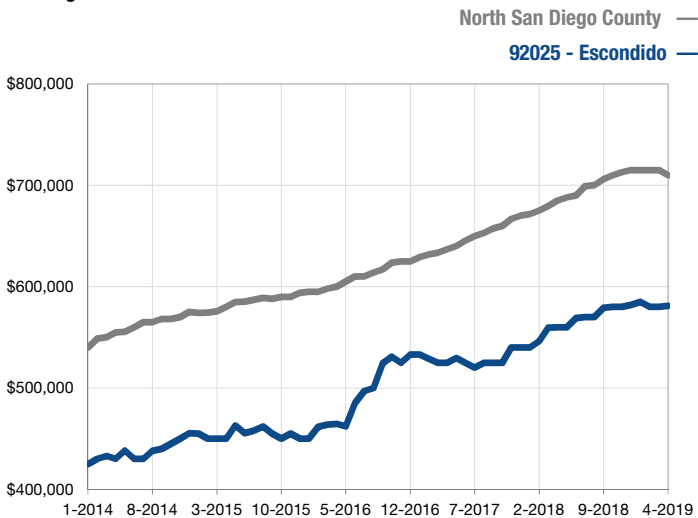
Detached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	46	35	- 23.9%	486	457	- 6.0%
Pending Sales	33	31	- 6.1%	330	301	- 8.8%
Closed Sales	25	29	+ 16.0%	338	294	- 13.0%
Days on Market Until Sale	19	49	+ 157.9%	29	35	+ 20.7%
Median Sales Price*	\$588,800	\$620,000	+ 5.3%	\$560,000	\$581,000	+ 3.8%
Average Sales Price*	\$593,012	\$620,293	+ 4.6%	\$592,372	\$623,464	+ 5.2%
Percent of Original List Price Received*	96.7%	95.7%	- 1.0%	96.9%	96.6%	- 0.3%
Percent of List Price Received*	97.8%	97.9%	+ 0.1%	98.2%	98.2%	0.0%
Inventory of Homes for Sale	63	52	- 17.5%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--

* 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.

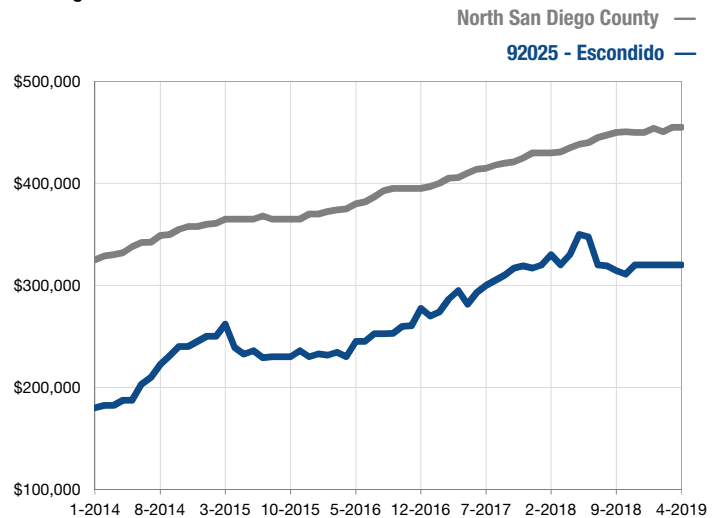
Attached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	10	4	- 60.0%	94	124	+ 31.9%
Pending Sales	9	9	0.0%	89	90	+ 1.1%
Closed Sales	5	11	+ 120.0%	85	91	+ 7.1%
Days on Market Until Sale	10	23	+ 130.0%	24	28	+ 16.7%
Median Sales Price*	\$376,000	\$365,000	- 2.9%	\$330,000	\$320,000	- 3.0%
Average Sales Price*	\$400,700	\$359,636	- 10.2%	\$342,249	\$339,854	- 0.7%
Percent of Original List Price Received*	100.8%	98.8%	- 2.0%	98.7%	97.9%	- 0.8%
Percent of List Price Received*	100.8%	99.1%	- 1.7%	99.2%	98.9%	- 0.3%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

* 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.

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



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





Local Market Update for April 2019

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

92026 - Escondido

North San Diego County

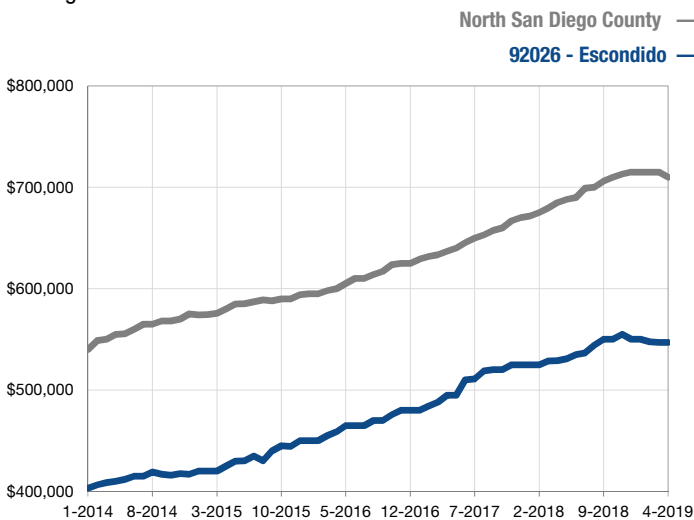
Detached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	81	87	+ 7.4%	786	810	+ 3.1%
Pending Sales	62	48	- 22.6%	586	494	- 15.7%
Closed Sales	45	45	0.0%	579	491	- 15.2%
Days on Market Until Sale	26	42	+ 61.5%	32	40	+ 25.0%
Median Sales Price*	\$558,900	\$550,000	- 1.6%	\$529,000	\$547,000	+ 3.4%
Average Sales Price*	\$570,576	\$595,345	+ 4.3%	\$559,173	\$592,511	+ 6.0%
Percent of Original List Price Received*	98.1%	98.6%	+ 0.5%	97.6%	97.0%	- 0.6%
Percent of List Price Received*	99.6%	98.8%	- 0.8%	98.7%	98.5%	- 0.2%
Inventory of Homes for Sale	127	119	- 6.3%	--	--	--
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.

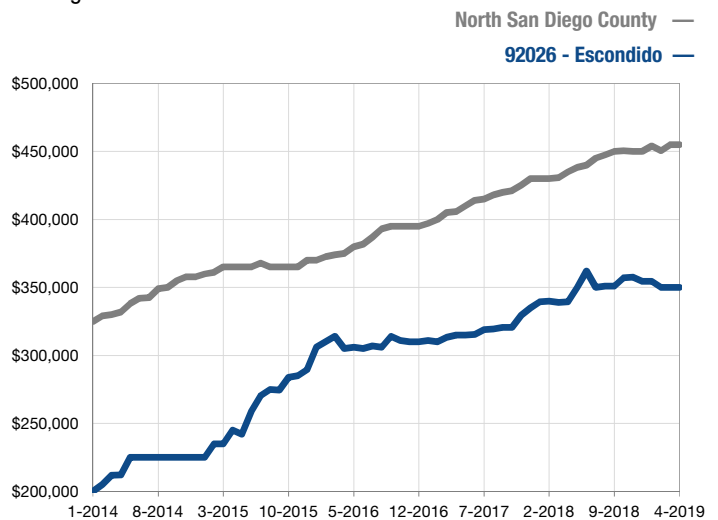
Attached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	17	15	- 11.8%	162	188	+ 16.0%
Pending Sales	11	16	+ 45.5%	131	146	+ 11.5%
Closed Sales	9	13	+ 44.4%	135	134	- 0.7%
Days on Market Until Sale	14	55	+ 292.9%	25	30	+ 20.0%
Median Sales Price*	\$345,000	\$349,900	+ 1.4%	\$339,500	\$350,000	+ 3.1%
Average Sales Price*	\$331,556	\$332,169	+ 0.2%	\$337,121	\$341,712	+ 1.4%
Percent of Original List Price Received*	100.2%	97.3%	- 2.9%	98.2%	97.4%	- 0.8%
Percent of List Price Received*	100.2%	98.2%	- 2.0%	98.9%	99.1%	+ 0.2%
Inventory of Homes for Sale	20	16	- 20.0%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

* 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 April 2019

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

92027 - Escondido

North San Diego County

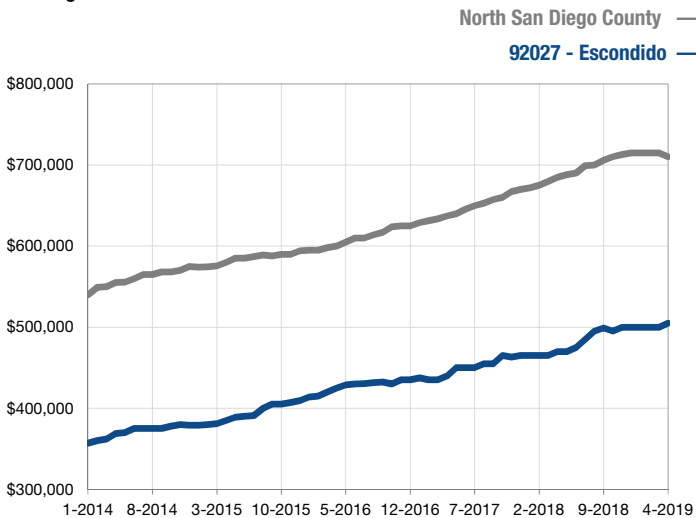
Detached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	63	65	+ 3.2%	691	660	- 4.5%
Pending Sales	44	52	+ 18.2%	540	471	- 12.8%
Closed Sales	48	36	- 25.0%	541	455	- 15.9%
Days on Market Until Sale	20	24	+ 20.0%	31	29	- 6.5%
Median Sales Price*	\$484,950	\$567,050	+ 16.9%	\$470,000	\$505,000	+ 7.4%
Average Sales Price*	\$541,735	\$589,914	+ 8.9%	\$515,934	\$549,802	+ 6.6%
Percent of Original List Price Received*	98.6%	99.1%	+ 0.5%	97.8%	97.9%	+ 0.1%
Percent of List Price Received*	98.9%	99.1%	+ 0.2%	98.9%	99.0%	+ 0.1%
Inventory of Homes for Sale	71	69	- 2.8%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--

* 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.

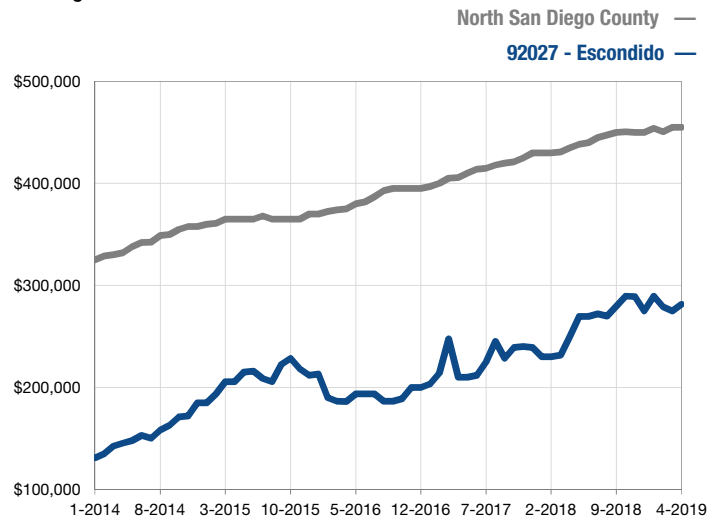
Attached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	11	3	- 72.7%	115	113	- 1.7%
Pending Sales	9	3	- 66.7%	89	90	+ 1.1%
Closed Sales	11	10	- 9.1%	85	92	+ 8.2%
Days on Market Until Sale	25	22	- 12.0%	20	28	+ 40.0%
Median Sales Price*	\$315,000	\$332,000	+ 5.4%	\$250,000	\$281,500	+ 12.6%
Average Sales Price*	\$297,182	\$315,890	+ 6.3%	\$264,238	\$289,816	+ 9.7%
Percent of Original List Price Received*	100.6%	97.9%	- 2.7%	98.8%	98.0%	- 0.8%
Percent of List Price Received*	100.6%	99.2%	- 1.4%	98.9%	98.9%	0.0%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--

* 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 April 2019

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

North San Diego County
Association of REALTORS®



HOMEDEX

92028 - Fallbrook

North San Diego County

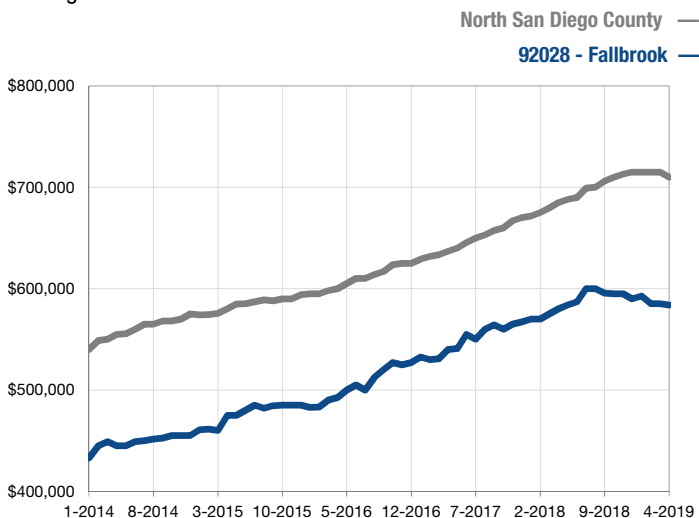
Detached Single-Family Key Metrics	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	126	139	+ 10.3%	1,316	1,306	- 0.8%
Pending Sales	87	94	+ 8.0%	902	735	- 18.5%
Closed Sales	80	56	- 30.0%	903	701	- 22.4%
Days on Market Until Sale	40	49	+ 22.5%	45	53	+ 17.8%
Median Sales Price*	\$594,125	\$569,995	- 4.1%	\$580,000	\$583,750	+ 0.6%
Average Sales Price*	\$665,287	\$612,827	- 7.9%	\$636,058	\$640,941	+ 0.8%
Percent of Original List Price Received*	97.0%	97.0%	0.0%	96.5%	96.4%	- 0.1%
Percent of List Price Received*	97.7%	98.4%	+ 0.7%	98.0%	98.2%	+ 0.2%
Inventory of Homes for Sale	276	295	+ 6.9%	--	--	--
Months Supply of Inventory	3.7	4.8	+ 29.7%	--	--	--

* 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.

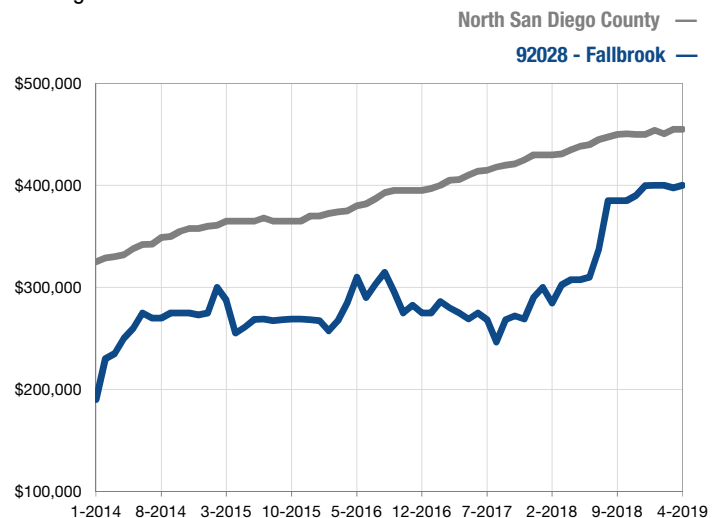
Attached Single-Family Key Metrics	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	10	3	- 70.0%	52	74	+ 42.3%
Pending Sales	4	14	+ 250.0%	44	50	+ 13.6%
Closed Sales	4	4	0.0%	44	36	- 18.2%
Days on Market Until Sale	12	43	+ 258.3%	37	39	+ 5.4%
Median Sales Price*	\$215,950	\$408,995	+ 89.4%	\$307,500	\$399,950	+ 30.1%
Average Sales Price*	\$280,423	\$407,748	+ 45.4%	\$315,721	\$383,912	+ 21.6%
Percent of Original List Price Received*	99.4%	98.4%	- 1.0%	96.9%	97.3%	+ 0.4%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	97.5%	98.9%	+ 1.4%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--

* 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 April 2019

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

92029 - Escondido

North San Diego County

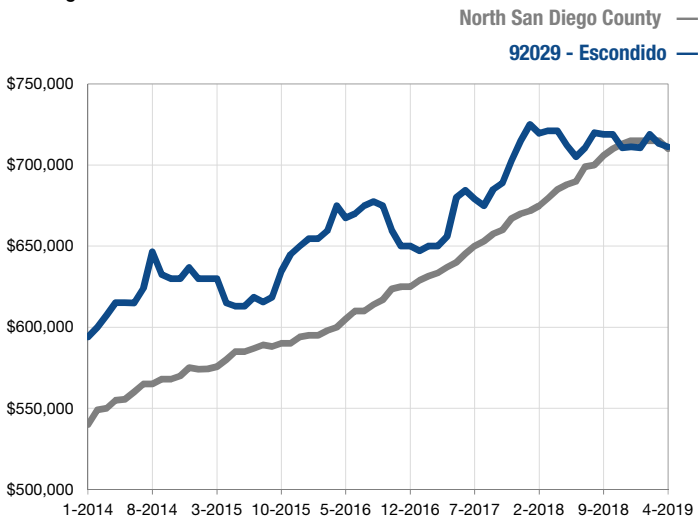
Detached Single-Family Key Metrics	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	37	42	+ 13.5%	388	474	+ 22.2%
Pending Sales	17	42	+ 147.1%	245	268	+ 9.4%
Closed Sales	17	30	+ 76.5%	251	249	- 0.8%
Days on Market Until Sale	22	37	+ 68.2%	33	37	+ 12.1%
Median Sales Price*	\$718,900	\$705,074	- 1.9%	\$721,000	\$711,215	- 1.4%
Average Sales Price*	\$817,126	\$765,336	- 6.3%	\$744,813	\$747,095	+ 0.3%
Percent of Original List Price Received*	98.5%	96.4%	- 2.1%	97.4%	96.7%	- 0.7%
Percent of List Price Received*	98.8%	98.1%	- 0.7%	98.5%	98.3%	- 0.2%
Inventory of Homes for Sale	60	75	+ 25.0%	--	--	--
Months Supply of Inventory	2.9	3.4	+ 17.2%	--	--	--

* 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.

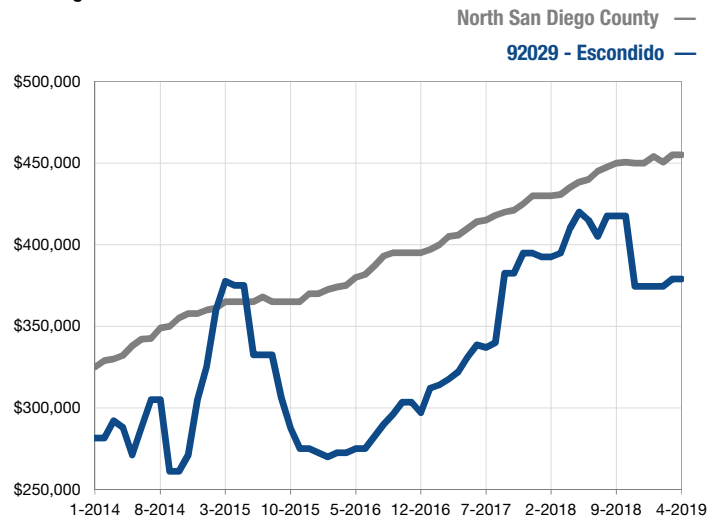
Attached Single-Family Key Metrics	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	3	0	- 100.0%	13	17	+ 30.8%
Pending Sales	2	1	- 50.0%	9	15	+ 66.7%
Closed Sales	2	0	- 100.0%	12	15	+ 25.0%
Days on Market Until Sale	4	0	- 100.0%	19	15	- 21.1%
Median Sales Price*	\$400,000	\$0	- 100.0%	\$409,950	\$379,000	- 7.5%
Average Sales Price*	\$400,000	\$0	- 100.0%	\$398,325	\$394,493	- 1.0%
Percent of Original List Price Received*	99.3%	0.0%	- 100.0%	99.9%	99.2%	- 0.7%
Percent of List Price Received*	99.3%	0.0%	- 100.0%	100.3%	100.5%	+ 0.2%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--

* 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 April 2019

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

92069 - San Marcos

North San Diego County

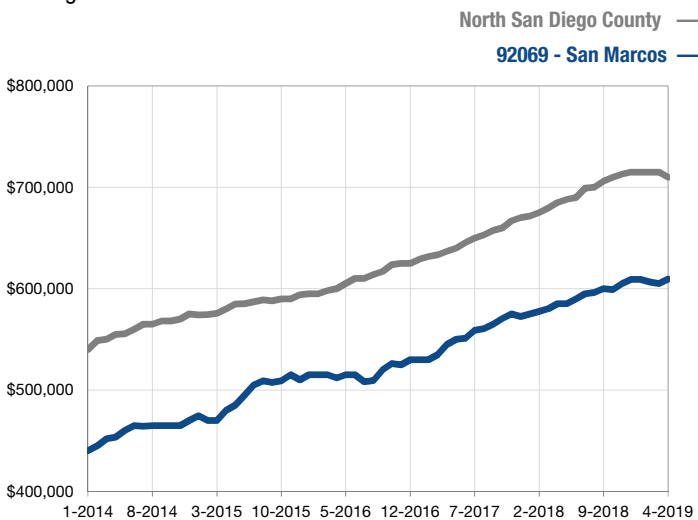
Detached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	41	55	+ 34.1%	422	486	+ 15.2%
Pending Sales	31	37	+ 19.4%	342	333	- 2.6%
Closed Sales	29	34	+ 17.2%	345	326	- 5.5%
Days on Market Until Sale	11	34	+ 209.1%	21	28	+ 33.3%
Median Sales Price*	\$585,000	\$602,500	+ 3.0%	\$585,000	\$609,500	+ 4.2%
Average Sales Price*	\$644,362	\$652,618	+ 1.3%	\$616,261	\$644,137	+ 4.5%
Percent of Original List Price Received*	99.3%	96.4%	- 2.9%	98.5%	98.0%	- 0.5%
Percent of List Price Received*	99.3%	97.7%	- 1.6%	99.1%	98.8%	- 0.3%
Inventory of Homes for Sale	43	55	+ 27.9%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 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.

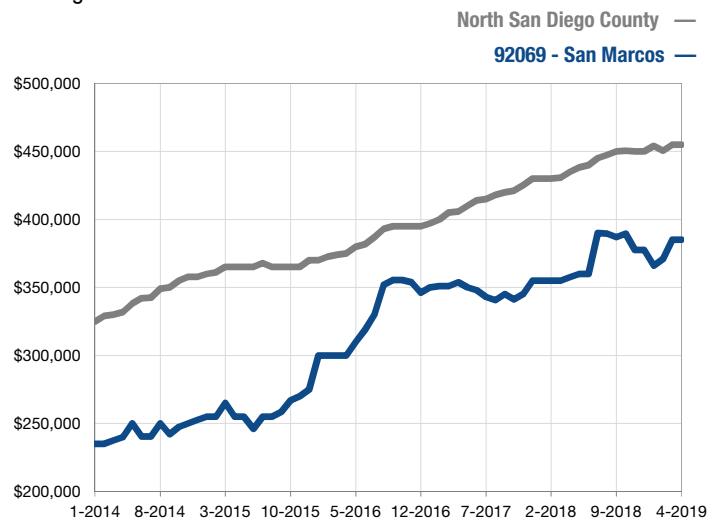
Attached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	10	18	+ 80.0%	150	138	- 8.0%
Pending Sales	8	9	+ 12.5%	119	80	- 32.8%
Closed Sales	9	0	- 100.0%	122	76	- 37.7%
Days on Market Until Sale	16	0	- 100.0%	23	28	+ 21.7%
Median Sales Price*	\$430,000	\$0	- 100.0%	\$357,500	\$385,000	+ 7.7%
Average Sales Price*	\$414,000	\$0	- 100.0%	\$374,806	\$394,424	+ 5.2%
Percent of Original List Price Received*	98.3%	0.0%	- 100.0%	97.7%	97.2%	- 0.5%
Percent of List Price Received*	99.3%	0.0%	- 100.0%	98.1%	98.5%	+ 0.4%
Inventory of Homes for Sale	9	18	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	2.7	+ 200.0%	--	--	--

* 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 April 2019

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

92078 - San Marcos

North San Diego County

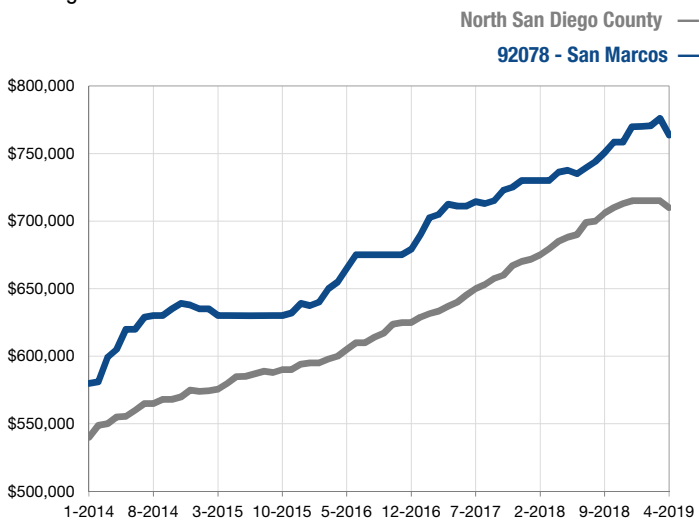
Detached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	77	92	+ 19.5%	686	752	+ 9.6%
Pending Sales	47	62	+ 31.9%	510	528	+ 3.5%
Closed Sales	52	46	- 11.5%	520	496	- 4.6%
Days on Market Until Sale	20	36	+ 80.0%	24	34	+ 41.7%
Median Sales Price*	\$839,500	\$690,000	- 17.8%	\$736,250	\$763,750	+ 3.7%
Average Sales Price*	\$891,671	\$733,642	- 17.7%	\$768,688	\$819,366	+ 6.6%
Percent of Original List Price Received*	98.5%	98.0%	- 0.5%	98.3%	97.6%	- 0.7%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	98.9%	98.7%	- 0.2%
Inventory of Homes for Sale	92	92	0.0%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--

* 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.

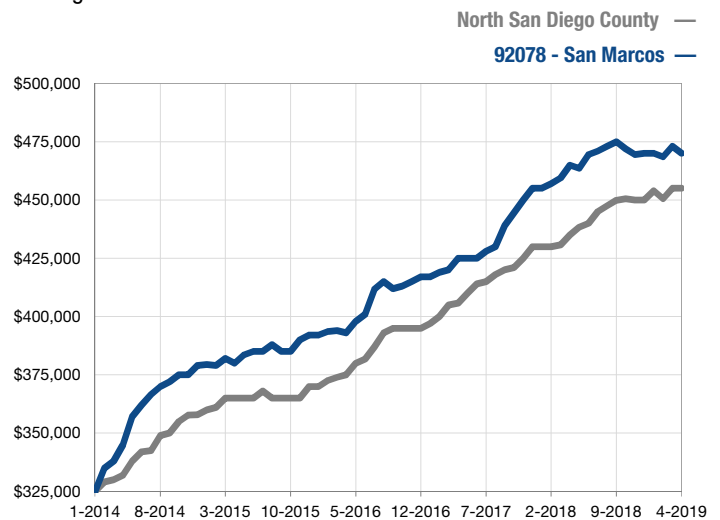
Attached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	38	39	+ 2.6%	364	387	+ 6.3%
Pending Sales	20	21	+ 5.0%	294	259	- 11.9%
Closed Sales	19	22	+ 15.8%	310	257	- 17.1%
Days on Market Until Sale	15	39	+ 160.0%	17	31	+ 82.4%
Median Sales Price*	\$539,000	\$475,000	- 11.9%	\$465,000	\$470,000	+ 1.1%
Average Sales Price*	\$534,258	\$481,682	- 9.8%	\$444,195	\$452,074	+ 1.8%
Percent of Original List Price Received*	97.9%	97.9%	0.0%	99.1%	97.5%	- 1.6%
Percent of List Price Received*	98.7%	99.3%	+ 0.6%	99.5%	98.7%	- 0.8%
Inventory of Homes for Sale	39	40	+ 2.6%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--

* 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 April 2019

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

92081 - Vista

North San Diego County

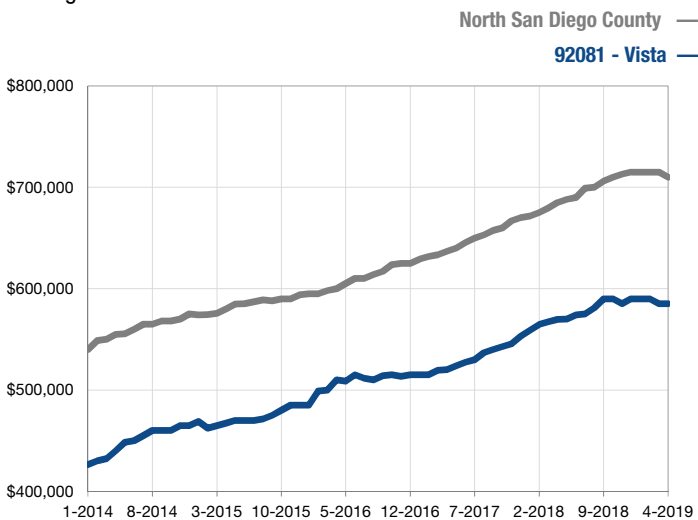
Detached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	49	30	- 38.8%	364	384	+ 5.5%
Pending Sales	33	25	- 24.2%	304	281	- 7.6%
Closed Sales	24	21	- 12.5%	300	279	- 7.0%
Days on Market Until Sale	15	36	+ 140.0%	20	26	+ 30.0%
Median Sales Price*	\$575,318	\$540,000	- 6.1%	\$569,750	\$585,000	+ 2.7%
Average Sales Price*	\$610,583	\$564,233	- 7.6%	\$596,255	\$618,138	+ 3.7%
Percent of Original List Price Received*	99.6%	97.6%	- 2.0%	98.9%	97.5%	- 1.4%
Percent of List Price Received*	99.6%	98.7%	- 0.9%	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale	33	27	- 18.2%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--

* 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.

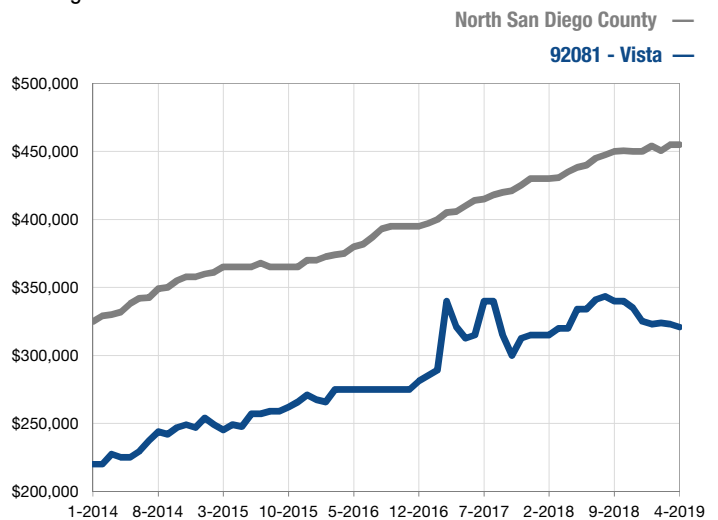
Attached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	7	13	+ 85.7%	62	97	+ 56.5%
Pending Sales	5	13	+ 160.0%	46	69	+ 50.0%
Closed Sales	3	12	+ 300.0%	45	61	+ 35.6%
Days on Market Until Sale	13	32	+ 146.2%	15	26	+ 73.3%
Median Sales Price*	\$302,000	\$314,500	+ 4.1%	\$320,000	\$320,767	+ 0.2%
Average Sales Price*	\$338,000	\$349,650	+ 3.4%	\$352,211	\$359,116	+ 2.0%
Percent of Original List Price Received*	99.8%	98.5%	- 1.3%	98.6%	98.5%	- 0.1%
Percent of List Price Received*	99.8%	99.6%	- 0.2%	99.0%	99.6%	+ 0.6%
Inventory of Homes for Sale	7	15	+ 114.3%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--

* 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 April 2019

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

92082 - Valley Center

North San Diego County

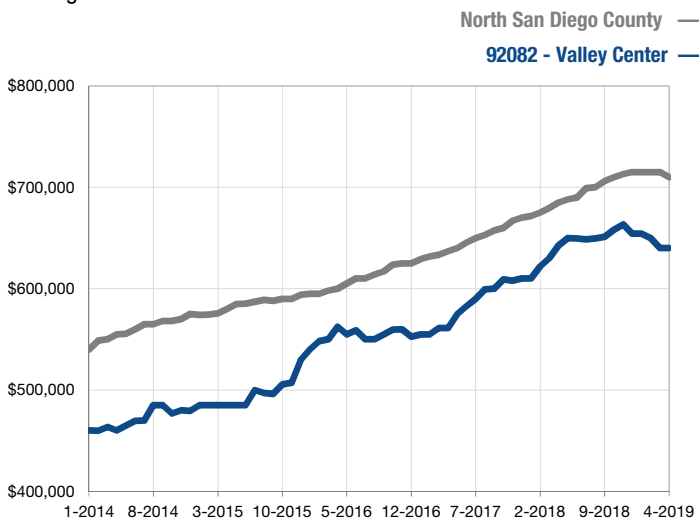
Detached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	43	44	+ 2.3%	393	439	+ 11.7%
Pending Sales	22	25	+ 13.6%	233	232	- 0.4%
Closed Sales	21	23	+ 9.5%	230	233	+ 1.3%
Days on Market Until Sale	37	56	+ 51.4%	46	56	+ 21.7%
Median Sales Price*	\$695,900	\$645,000	- 7.3%	\$642,500	\$640,000	- 0.4%
Average Sales Price*	\$674,562	\$654,761	- 2.9%	\$658,871	\$665,851	+ 1.1%
Percent of Original List Price Received*	98.2%	96.9%	- 1.3%	96.4%	95.3%	- 1.1%
Percent of List Price Received*	99.1%	97.5%	- 1.6%	97.3%	97.5%	+ 0.2%
Inventory of Homes for Sale	90	88	- 2.2%	--	--	--
Months Supply of Inventory	4.6	4.6	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.

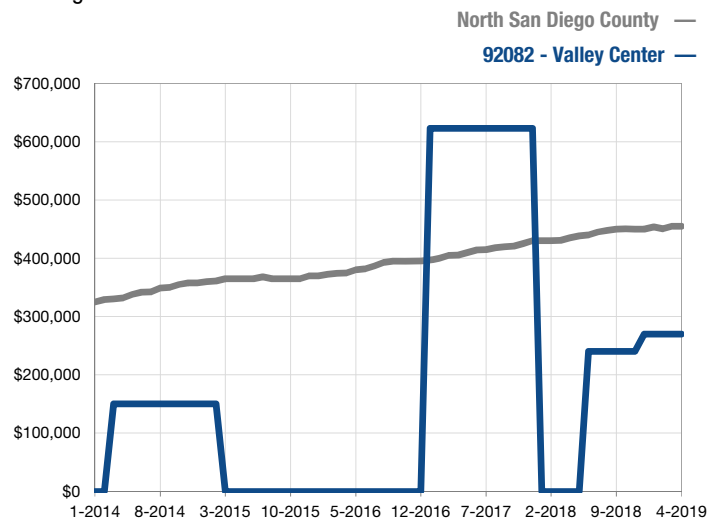
Attached Single-Family	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	0	0	--	1	3	+ 200.0%
Pending Sales	0	0	--	0	3	--
Closed Sales	0	0	--	0	3	--
Days on Market Until Sale	0	0	--	0	21	--
Median Sales Price*	\$0	\$0	--	\$0	\$270,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$288,333	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	93.2%	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	97.7%	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	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.

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



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





Local Market Update for April 2019

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

92083 - Vista

North San Diego County

Detached Single-Family

Key Metrics	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	25	28	+ 12.0%	296	292	- 1.4%
Pending Sales	15	24	+ 60.0%	211	211	0.0%
Closed Sales	13	15	+ 15.4%	217	200	- 7.8%
Days on Market Until Sale	17	20	+ 17.6%	30	30	0.0%
Median Sales Price*	\$499,900	\$523,000	+ 4.6%	\$475,000	\$495,000	+ 4.2%
Average Sales Price*	\$513,588	\$526,203	+ 2.5%	\$496,228	\$514,898	+ 3.8%
Percent of Original List Price Received*	97.1%	97.9%	+ 0.8%	97.3%	96.9%	- 0.4%
Percent of List Price Received*	98.5%	99.1%	+ 0.6%	98.5%	98.2%	- 0.3%
Inventory of Homes for Sale	37	26	- 29.7%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--

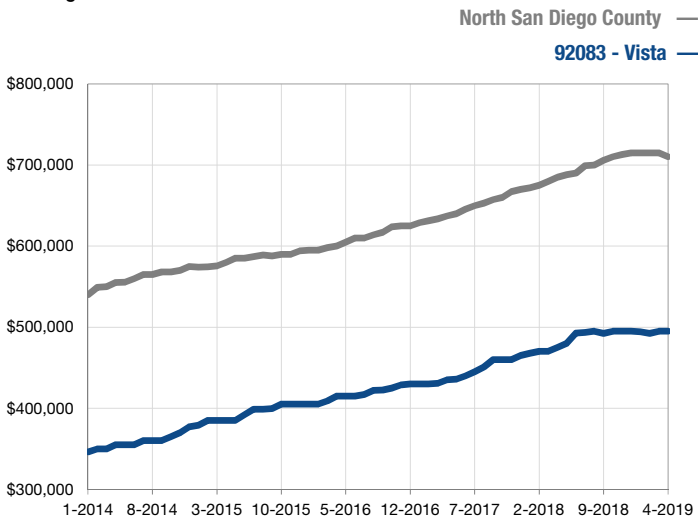
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family

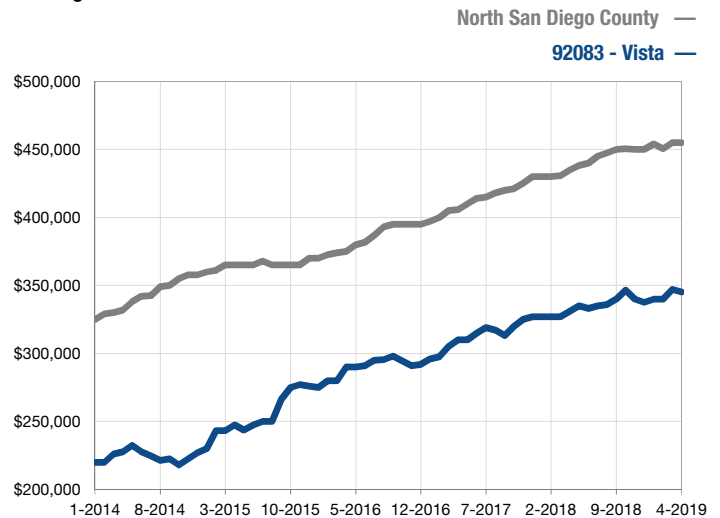
Key Metrics	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	10	12	+ 20.0%	99	115	+ 16.2%
Pending Sales	7	9	+ 28.6%	86	71	- 17.4%
Closed Sales	4	7	+ 75.0%	88	67	- 23.9%
Days on Market Until Sale	12	41	+ 241.7%	25	27	+ 8.0%
Median Sales Price*	\$334,000	\$315,000	- 5.7%	\$331,000	\$345,000	+ 4.2%
Average Sales Price*	\$342,000	\$304,286	- 11.0%	\$328,175	\$344,382	+ 4.9%
Percent of Original List Price Received*	100.0%	97.9%	- 2.1%	98.6%	98.1%	- 0.5%
Percent of List Price Received*	100.0%	98.8%	- 1.2%	99.1%	99.1%	0.0%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--

* 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 April 2019

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

92084 - Vista

North San Diego County

Detached Single-Family

Key Metrics	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	46	64	+ 39.1%	582	602	+ 3.4%
Pending Sales	34	37	+ 8.8%	407	355	- 12.8%
Closed Sales	32	31	- 3.1%	421	348	- 17.3%
Days on Market Until Sale	44	45	+ 2.3%	40	37	- 7.5%
Median Sales Price*	\$607,000	\$630,000	+ 3.8%	\$570,000	\$565,000	- 0.9%
Average Sales Price*	\$645,602	\$662,235	+ 2.6%	\$606,234	\$608,531	+ 0.4%
Percent of Original List Price Received*	95.7%	96.2%	+ 0.5%	96.8%	96.3%	- 0.5%
Percent of List Price Received*	97.5%	97.7%	+ 0.2%	98.3%	98.2%	- 0.1%
Inventory of Homes for Sale	92	103	+ 12.0%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 29.6%	--	--	--

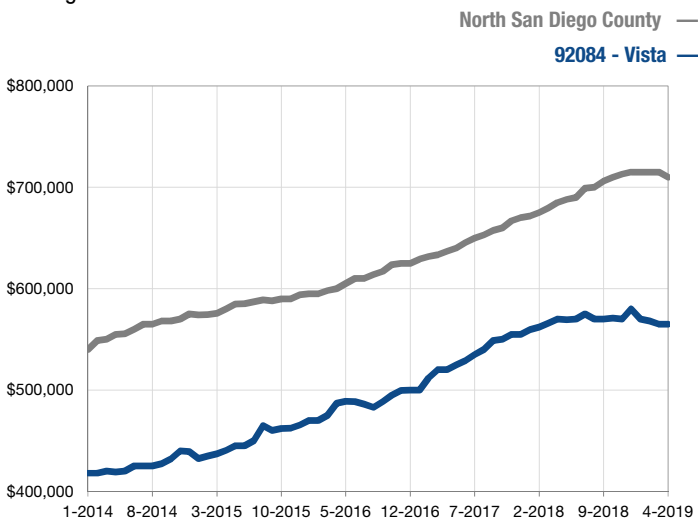
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family

Key Metrics	April			Rolling 12 Months		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	4	0	- 100.0%	67	65	- 3.0%
Pending Sales	3	6	+ 100.0%	50	44	- 12.0%
Closed Sales	6	1	- 83.3%	52	40	- 23.1%
Days on Market Until Sale	14	5	- 64.3%	26	28	+ 7.7%
Median Sales Price*	\$363,000	\$355,000	- 2.2%	\$336,750	\$369,000	+ 9.6%
Average Sales Price*	\$363,500	\$355,000	- 2.3%	\$336,206	\$365,435	+ 8.7%
Percent of Original List Price Received*	100.3%	98.9%	- 1.4%	98.5%	97.3%	- 1.2%
Percent of List Price Received*	100.8%	98.9%	- 1.9%	99.0%	98.6%	- 0.4%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.1	1.1	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.

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



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

