

Local Market Update for April 2019

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

North San Diego County
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HOMEDEX

92007 - Cardiff

North San Diego County

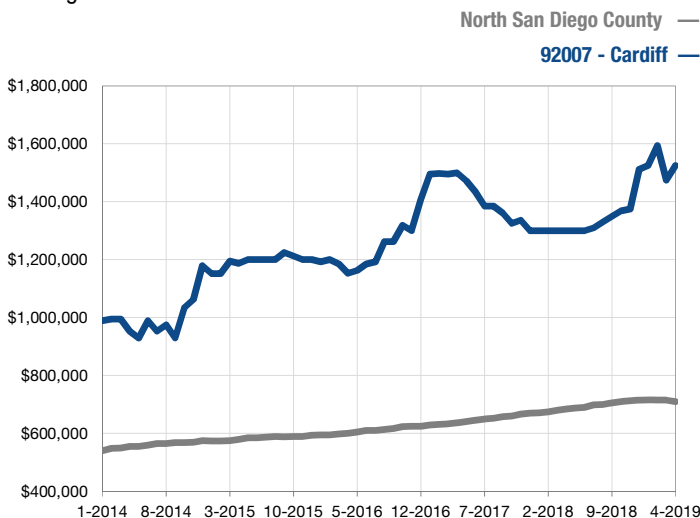
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	5	18	+ 260.0%	117	142	+ 21.4%
Pending Sales	4	10	+ 150.0%	71	85	+ 19.7%
Closed Sales	3	6	+ 100.0%	76	81	+ 6.6%
Days on Market Until Sale	32	37	+ 15.6%	34	36	+ 5.9%
Median Sales Price*	\$1,375,000	\$2,827,718	+ 105.7%	\$1,300,000	\$1,525,000	+ 17.3%
Average Sales Price*	\$1,393,333	\$2,850,906	+ 104.6%	\$1,382,348	\$1,742,058	+ 26.0%
Percent of Original List Price Received*	96.2%	96.0%	- 0.2%	96.4%	94.7%	- 1.8%
Percent of List Price Received*	96.2%	96.0%	- 0.2%	98.1%	96.7%	- 1.4%
Inventory of Homes for Sale	11	25	+ 127.3%	--	--	--
Months Supply of Inventory	1.9	3.5	+ 84.2%	--	--	--

* 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.

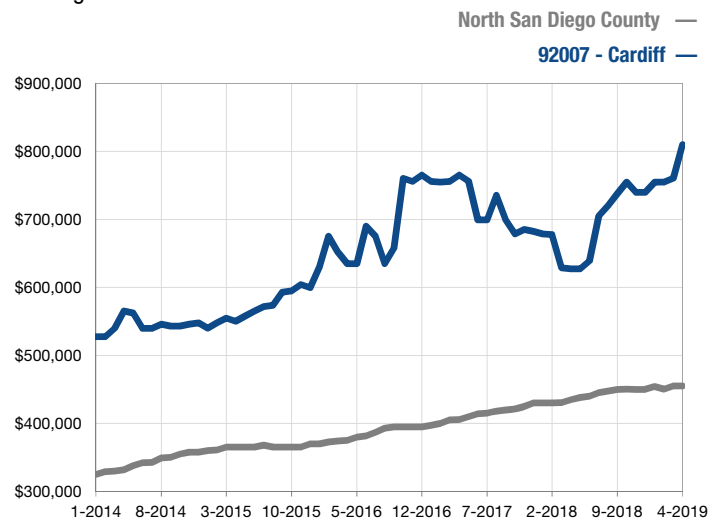
Attached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	13	8	- 38.5%	61	87	+ 42.6%
Pending Sales	4	9	+ 125.0%	45	62	+ 37.8%
Closed Sales	8	1	- 87.5%	48	51	+ 6.3%
Days on Market Until Sale	9	36	+ 300.0%	22	30	+ 36.4%
Median Sales Price*	\$633,250	\$810,000	+ 27.9%	\$627,500	\$810,000	+ 29.1%
Average Sales Price*	\$701,188	\$810,000	+ 15.5%	\$799,820	\$1,075,387	+ 34.5%
Percent of Original List Price Received*	100.7%	95.9%	- 4.8%	98.7%	97.4%	- 1.3%
Percent of List Price Received*	100.2%	96.5%	- 3.7%	99.4%	98.5%	- 0.9%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	3.7	2.1	- 43.2%	--	--	--

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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 April 2019

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HOMEDEX

92008 - Carlsbad

North San Diego County

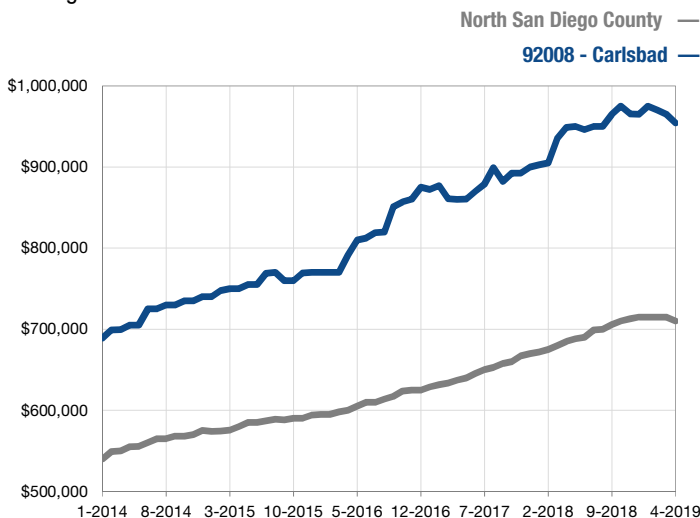
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	32	28	- 12.5%	321	302	- 5.9%
Pending Sales	16	23	+ 43.8%	211	188	- 10.9%
Closed Sales	28	14	- 50.0%	224	184	- 17.9%
Days on Market Until Sale	35	34	- 2.9%	35	43	+ 22.9%
Median Sales Price*	\$974,500	\$925,000	- 5.1%	\$948,750	\$954,500	+ 0.6%
Average Sales Price*	\$1,090,552	\$1,010,970	- 7.3%	\$1,179,462	\$1,196,251	+ 1.4%
Percent of Original List Price Received*	98.3%	95.5%	- 2.8%	96.6%	95.7%	- 0.9%
Percent of List Price Received*	99.1%	96.7%	- 2.4%	98.0%	97.5%	- 0.5%
Inventory of Homes for Sale	57	48	- 15.8%	--	--	--
Months Supply of Inventory	3.2	3.1	- 3.1%	--	--	--

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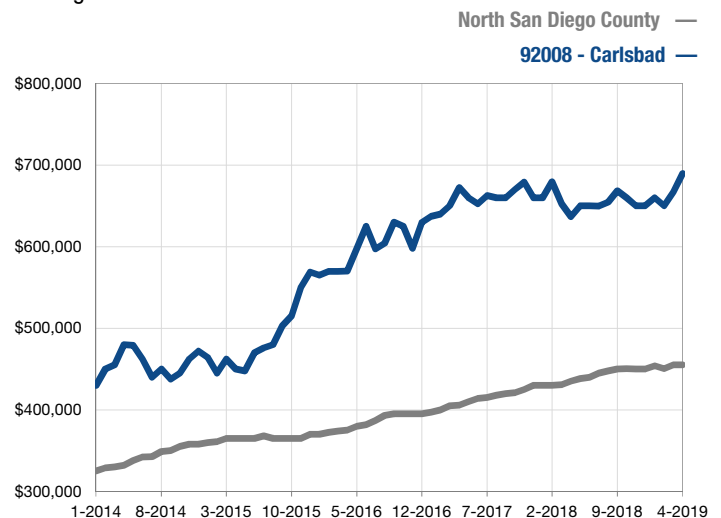
Attached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	14	22	+ 57.1%	214	205	- 4.2%
Pending Sales	14	9	- 35.7%	134	120	- 10.4%
Closed Sales	9	6	- 33.3%	136	124	- 8.8%
Days on Market Until Sale	31	47	+ 51.6%	31	36	+ 16.1%
Median Sales Price*	\$533,500	\$720,000	+ 35.0%	\$636,500	\$689,500	+ 8.3%
Average Sales Price*	\$542,056	\$728,317	+ 34.4%	\$784,334	\$848,241	+ 8.1%
Percent of Original List Price Received*	97.7%	96.5%	- 1.2%	97.2%	96.8%	- 0.4%
Percent of List Price Received*	98.0%	98.6%	+ 0.6%	98.5%	97.9%	- 0.6%
Inventory of Homes for Sale	26	39	+ 50.0%	--	--	--
Months Supply of Inventory	2.3	3.9	+ 69.6%	--	--	--

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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

92009 - Carlsbad

North San Diego County

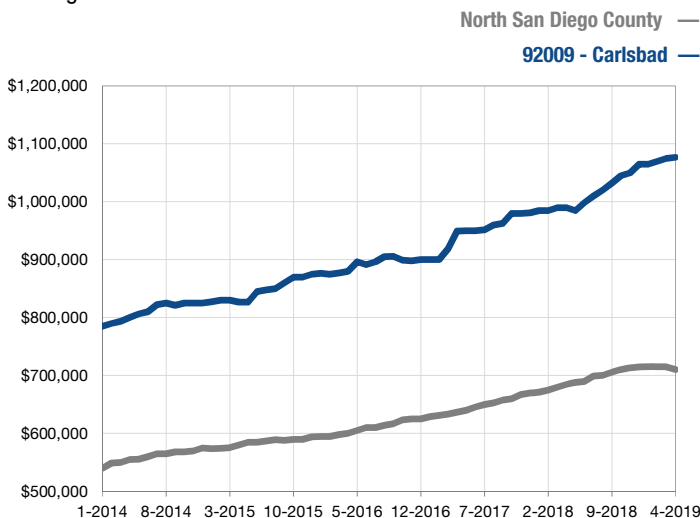
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	65	73	+ 12.3%	601	705	+ 17.3%
Pending Sales	45	62	+ 37.8%	463	465	+ 0.4%
Closed Sales	49	38	- 22.4%	492	442	- 10.2%
Days on Market Until Sale	33	24	- 27.3%	30	29	- 3.3%
Median Sales Price*	\$1,050,000	\$1,122,500	+ 6.9%	\$990,000	\$1,076,825	+ 8.8%
Average Sales Price*	\$1,149,208	\$1,211,424	+ 5.4%	\$1,078,543	\$1,141,207	+ 5.8%
Percent of Original List Price Received*	97.4%	98.0%	+ 0.6%	97.4%	97.0%	- 0.4%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	98.4%	98.3%	- 0.1%
Inventory of Homes for Sale	78	94	+ 20.5%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--

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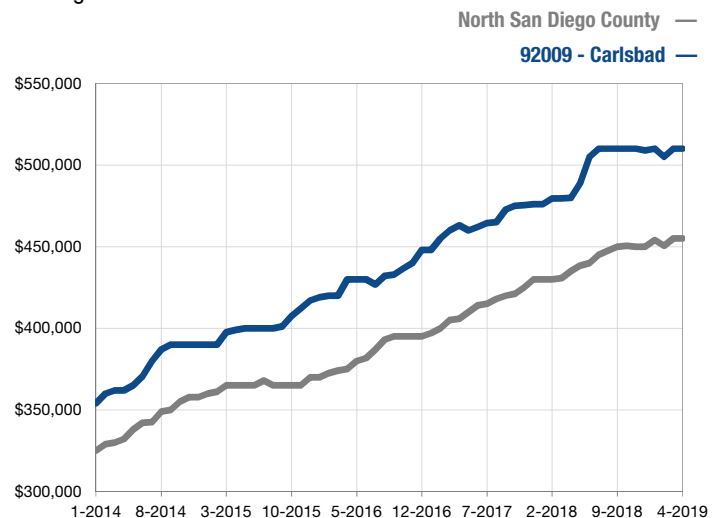
Attached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	51	46	- 9.8%	398	426	+ 7.0%
Pending Sales	26	29	+ 11.5%	288	266	- 7.6%
Closed Sales	25	22	- 12.0%	298	259	- 13.1%
Days on Market Until Sale	22	18	- 18.2%	25	32	+ 28.0%
Median Sales Price*	\$620,000	\$510,000	- 17.7%	\$480,000	\$510,000	+ 6.3%
Average Sales Price*	\$573,924	\$523,527	- 8.8%	\$511,611	\$526,355	+ 2.9%
Percent of Original List Price Received*	98.1%	99.0%	+ 0.9%	97.8%	97.6%	- 0.2%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	99.0%	98.5%	- 0.5%
Inventory of Homes for Sale	57	63	+ 10.5%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--

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



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



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HOMEDEX

92010 - Carlsbad

North San Diego County

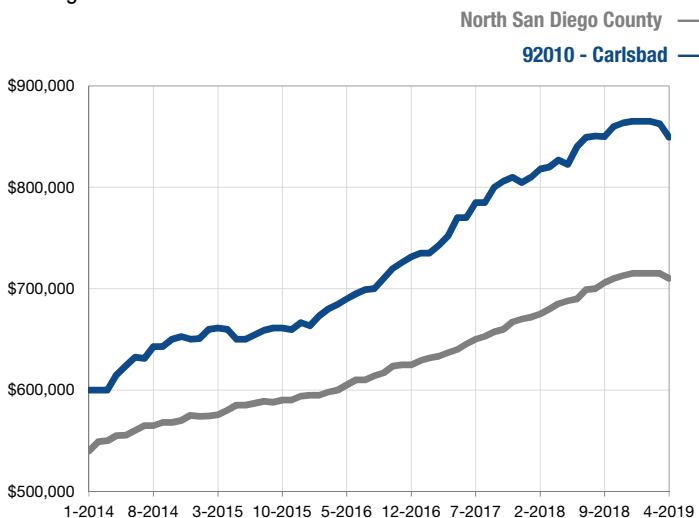
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	20	24	+ 20.0%	211	248	+ 17.5%
Pending Sales	12	11	- 8.3%	170	151	- 11.2%
Closed Sales	18	14	- 22.2%	179	154	- 14.0%
Days on Market Until Sale	14	34	+ 142.9%	24	33	+ 37.5%
Median Sales Price*	\$895,500	\$879,500	- 1.8%	\$827,000	\$849,250	+ 2.7%
Average Sales Price*	\$904,830	\$979,944	+ 8.3%	\$864,759	\$951,898	+ 10.1%
Percent of Original List Price Received*	100.1%	98.3%	- 1.8%	99.8%	98.0%	- 1.8%
Percent of List Price Received*	100.6%	98.6%	- 2.0%	100.2%	99.1%	- 1.1%
Inventory of Homes for Sale	25	27	+ 8.0%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--

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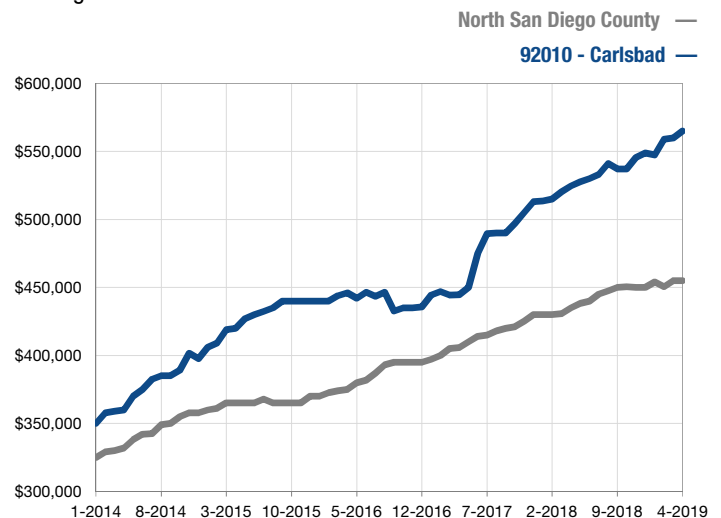
Attached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	25	19	- 24.0%	161	262	+ 62.7%
Pending Sales	10	6	- 40.0%	114	94	- 17.5%
Closed Sales	9	12	+ 33.3%	121	100	- 17.4%
Days on Market Until Sale	11	32	+ 190.9%	21	24	+ 14.3%
Median Sales Price*	\$560,000	\$582,500	+ 4.0%	\$524,513	\$564,995	+ 7.7%
Average Sales Price*	\$547,333	\$565,589	+ 3.3%	\$521,620	\$555,145	+ 6.4%
Percent of Original List Price Received*	99.8%	98.8%	- 1.0%	99.7%	99.1%	- 0.6%
Percent of List Price Received*	100.1%	99.8%	- 0.3%	100.1%	99.9%	- 0.2%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--

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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

92011 - Carlsbad

North San Diego County

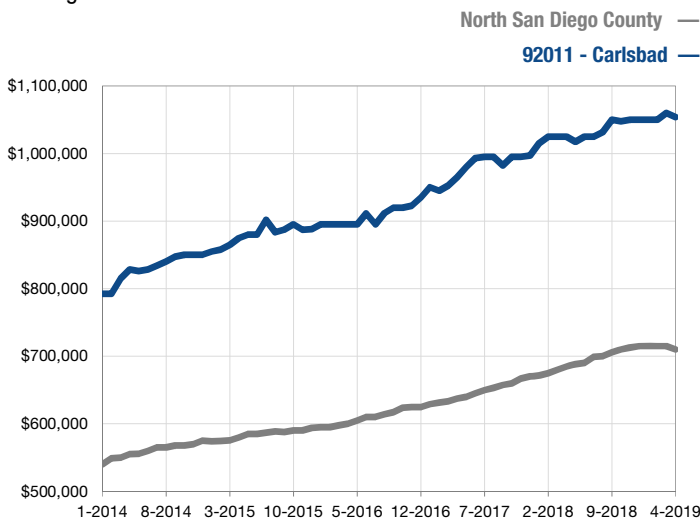
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	30	20	- 33.3%	344	365	+ 6.1%
Pending Sales	20	23	+ 15.0%	256	226	- 11.7%
Closed Sales	21	31	+ 47.6%	259	224	- 13.5%
Days on Market Until Sale	21	33	+ 57.1%	29	34	+ 17.2%
Median Sales Price*	\$1,060,000	\$1,005,000	- 5.2%	\$1,025,000	\$1,054,000	+ 2.8%
Average Sales Price*	\$1,136,930	\$1,090,767	- 4.1%	\$1,058,000	\$1,111,125	+ 5.0%
Percent of Original List Price Received*	97.3%	98.2%	+ 0.9%	97.3%	97.0%	- 0.3%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	98.2%	98.8%	+ 0.6%
Inventory of Homes for Sale	38	38	0.0%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

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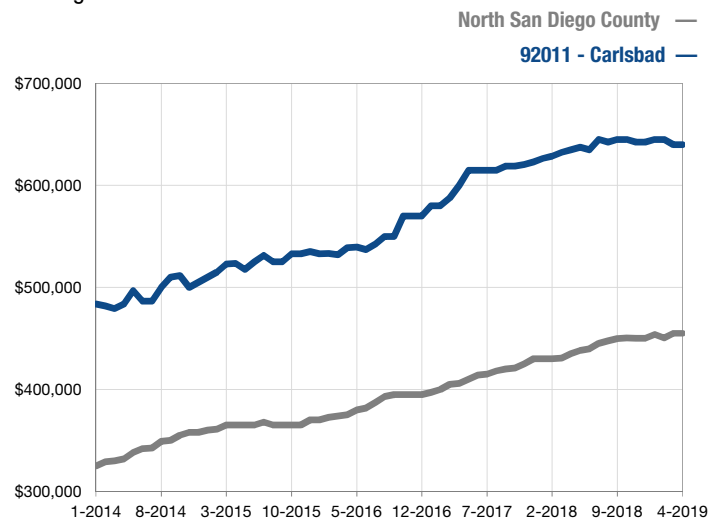
Attached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	13	14	+ 7.7%	119	193	+ 62.2%
Pending Sales	6	11	+ 83.3%	101	123	+ 21.8%
Closed Sales	12	13	+ 8.3%	107	115	+ 7.5%
Days on Market Until Sale	16	37	+ 131.3%	21	32	+ 52.4%
Median Sales Price*	\$646,500	\$610,000	- 5.6%	\$635,000	\$640,000	+ 0.8%
Average Sales Price*	\$659,833	\$650,462	- 1.4%	\$636,157	\$665,089	+ 4.5%
Percent of Original List Price Received*	98.5%	97.7%	- 0.8%	98.5%	96.6%	- 1.9%
Percent of List Price Received*	99.5%	98.4%	- 1.1%	99.1%	98.3%	- 0.8%
Inventory of Homes for Sale	13	24	+ 84.6%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

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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

92014 - Del Mar

North San Diego County

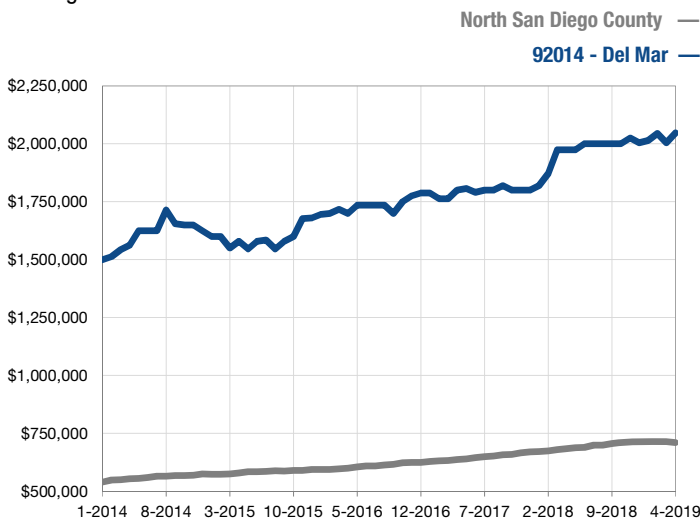
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	35	25	- 28.6%	344	300	- 12.8%
Pending Sales	13	19	+ 46.2%	182	141	- 22.5%
Closed Sales	17	14	- 17.6%	181	130	- 28.2%
Days on Market Until Sale	66	50	- 24.2%	49	54	+ 10.2%
Median Sales Price*	\$2,200,000	\$2,580,000	+ 17.3%	\$1,975,000	\$2,047,500	+ 3.7%
Average Sales Price*	\$3,608,838	\$3,616,891	+ 0.2%	\$2,419,128	\$2,754,308	+ 13.9%
Percent of Original List Price Received*	90.8%	92.3%	+ 1.7%	92.8%	91.4%	- 1.5%
Percent of List Price Received*	93.2%	93.9%	+ 0.8%	95.3%	94.2%	- 1.2%
Inventory of Homes for Sale	76	69	- 9.2%	--	--	--
Months Supply of Inventory	5.0	5.9	+ 18.0%	--	--	--

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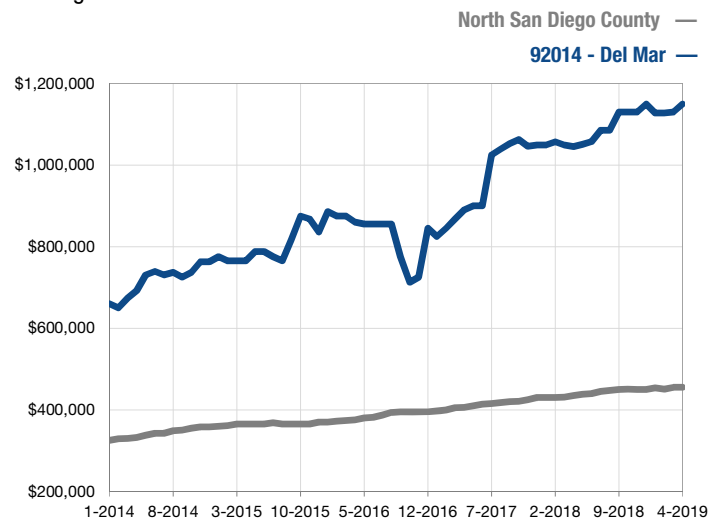
Attached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	7	13	+ 85.7%	117	110	- 6.0%
Pending Sales	5	5	0.0%	69	58	- 15.9%
Closed Sales	7	8	+ 14.3%	69	58	- 15.9%
Days on Market Until Sale	34	31	- 8.8%	37	34	- 8.1%
Median Sales Price*	\$1,010,000	\$997,493	- 1.2%	\$1,045,000	\$1,149,500	+ 10.0%
Average Sales Price*	\$943,857	\$1,004,248	+ 6.4%	\$1,029,369	\$1,119,950	+ 8.8%
Percent of Original List Price Received*	97.2%	96.2%	- 1.0%	95.0%	96.0%	+ 1.1%
Percent of List Price Received*	97.2%	97.7%	+ 0.5%	97.1%	97.7%	+ 0.6%
Inventory of Homes for Sale	17	27	+ 58.8%	--	--	--
Months Supply of Inventory	3.0	5.6	+ 86.7%	--	--	--

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



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



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HOMEDEX

92024 - Encinitas

North San Diego County

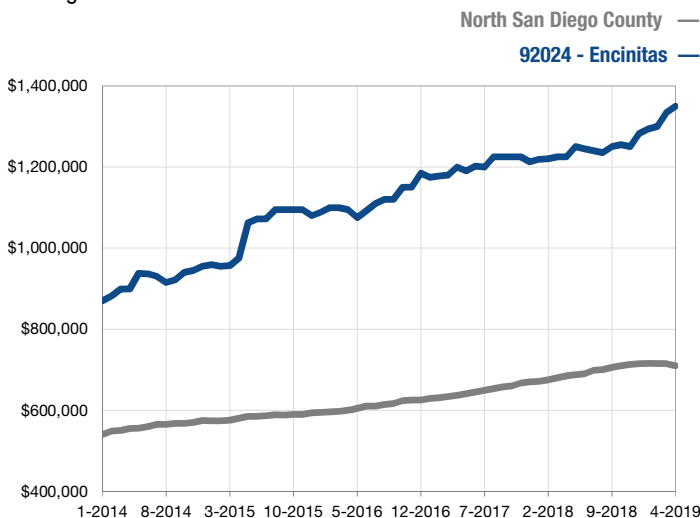
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	62	63	+ 1.6%	599	663	+ 10.7%
Pending Sales	29	48	+ 65.5%	425	435	+ 2.4%
Closed Sales	25	38	+ 52.0%	434	419	- 3.5%
Days on Market Until Sale	46	40	- 13.0%	32	35	+ 9.4%
Median Sales Price*	\$1,255,000	\$1,407,500	+ 12.2%	\$1,225,000	\$1,350,000	+ 10.2%
Average Sales Price*	\$1,458,600	\$1,602,746	+ 9.9%	\$1,387,817	\$1,562,303	+ 12.6%
Percent of Original List Price Received*	96.1%	98.2%	+ 2.2%	96.5%	96.0%	- 0.5%
Percent of List Price Received*	97.9%	98.8%	+ 0.9%	98.0%	97.8%	- 0.2%
Inventory of Homes for Sale	94	90	- 4.3%	--	--	--
Months Supply of Inventory	2.7	2.5	- 7.4%	--	--	--

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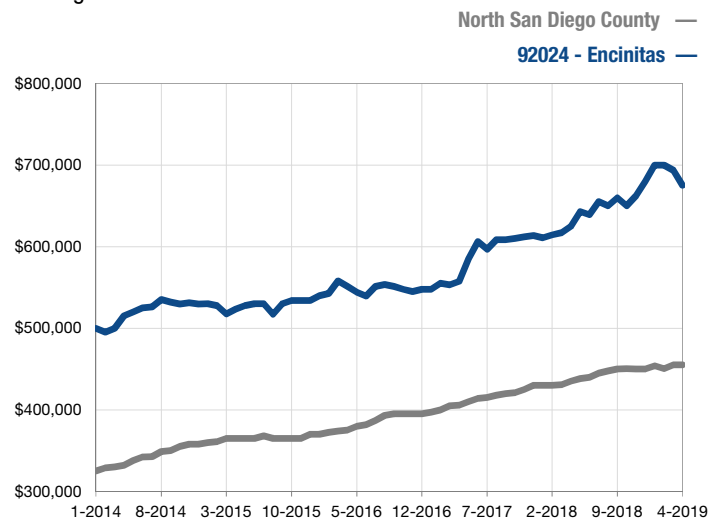
Attached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	24	22	- 8.3%	217	248	+ 14.3%
Pending Sales	23	24	+ 4.3%	191	179	- 6.3%
Closed Sales	19	16	- 15.8%	191	173	- 9.4%
Days on Market Until Sale	15	16	+ 6.7%	24	26	+ 8.3%
Median Sales Price*	\$725,000	\$567,500	- 21.7%	\$625,000	\$675,000	+ 8.0%
Average Sales Price*	\$819,407	\$694,606	- 15.2%	\$698,460	\$801,775	+ 14.8%
Percent of Original List Price Received*	98.5%	97.9%	- 0.6%	98.2%	97.6%	- 0.6%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	99.3%	98.7%	- 0.6%
Inventory of Homes for Sale	21	30	+ 42.9%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

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



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



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HOMEDEX

92054 - Oceanside

North San Diego County

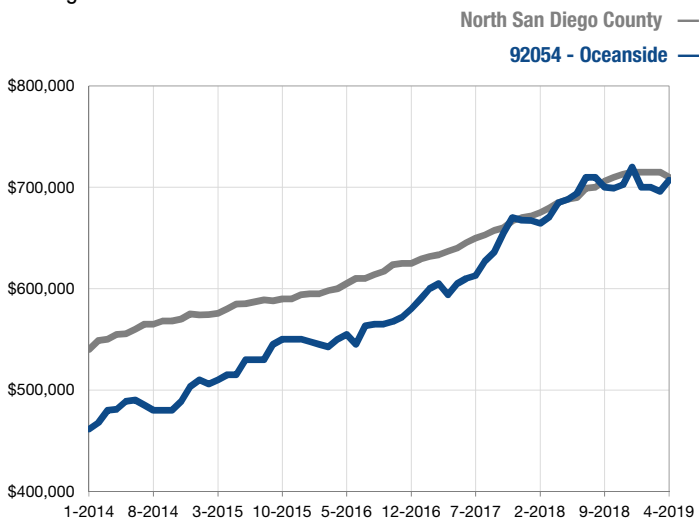
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	31	29	- 6.5%	343	346	+ 0.9%
Pending Sales	17	17	0.0%	246	232	- 5.7%
Closed Sales	17	19	+ 11.8%	259	228	- 12.0%
Days on Market Until Sale	20	42	+ 110.0%	29	32	+ 10.3%
Median Sales Price*	\$698,000	\$789,000	+ 13.0%	\$685,000	\$707,000	+ 3.2%
Average Sales Price*	\$715,301	\$763,179	+ 6.7%	\$753,596	\$746,157	- 1.0%
Percent of Original List Price Received*	98.7%	97.0%	- 1.7%	97.0%	97.3%	+ 0.3%
Percent of List Price Received*	99.4%	97.0%	- 2.4%	98.4%	98.4%	0.0%
Inventory of Homes for Sale	40	35	- 12.5%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

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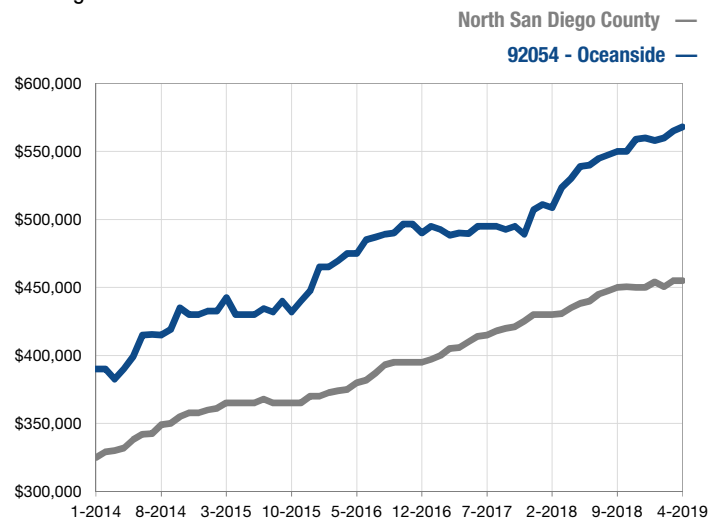
Attached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	37	43	+ 16.2%	354	319	- 9.9%
Pending Sales	22	22	0.0%	234	183	- 21.8%
Closed Sales	18	9	- 50.0%	231	174	- 24.7%
Days on Market Until Sale	36	41	+ 13.9%	38	38	0.0%
Median Sales Price*	\$712,000	\$679,000	- 4.6%	\$530,000	\$568,000	+ 7.2%
Average Sales Price*	\$744,763	\$784,769	+ 5.4%	\$594,945	\$653,869	+ 9.9%
Percent of Original List Price Received*	98.0%	98.7%	+ 0.7%	96.7%	96.8%	+ 0.1%
Percent of List Price Received*	99.0%	99.4%	+ 0.4%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	65	87	+ 33.8%	--	--	--
Months Supply of Inventory	3.3	5.7	+ 72.7%	--	--	--

* 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



Local Market Update for April 2019

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HOMEDEX

92056 - Oceanside

North San Diego County

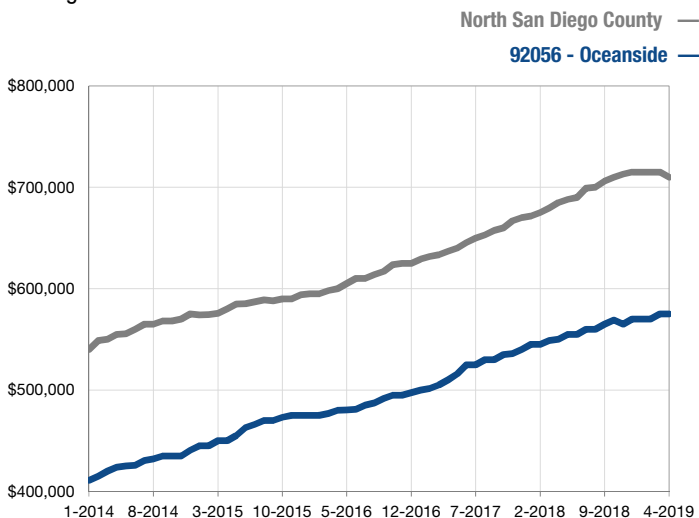
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	52	55	+ 5.8%	658	649	- 1.4%
Pending Sales	46	51	+ 10.9%	554	467	- 15.7%
Closed Sales	40	32	- 20.0%	571	456	- 20.1%
Days on Market Until Sale	14	29	+ 107.1%	21	29	+ 38.1%
Median Sales Price*	\$580,000	\$580,063	+ 0.0%	\$550,000	\$575,000	+ 4.5%
Average Sales Price*	\$605,675	\$593,738	- 2.0%	\$565,678	\$587,223	+ 3.8%
Percent of Original List Price Received*	99.4%	98.3%	- 1.1%	98.8%	97.5%	- 1.3%
Percent of List Price Received*	99.7%	99.1%	- 0.6%	99.3%	98.8%	- 0.5%
Inventory of Homes for Sale	64	50	- 21.9%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--

* 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.

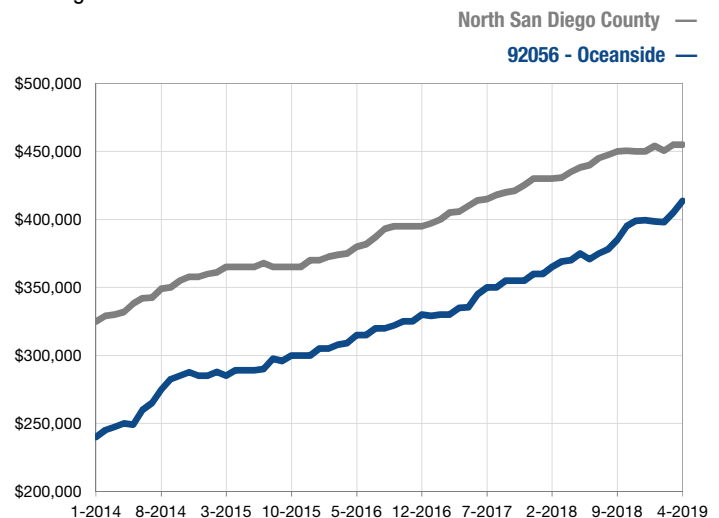
Attached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	46	57	+ 23.9%	432	557	+ 28.9%
Pending Sales	20	39	+ 95.0%	348	334	- 4.0%
Closed Sales	33	32	- 3.0%	353	314	- 11.0%
Days on Market Until Sale	31	26	- 16.1%	25	34	+ 36.0%
Median Sales Price*	\$398,000	\$479,995	+ 20.6%	\$370,000	\$413,550	+ 11.8%
Average Sales Price*	\$456,186	\$484,380	+ 6.2%	\$429,800	\$457,241	+ 6.4%
Percent of Original List Price Received*	98.3%	99.0%	+ 0.7%	98.1%	97.3%	- 0.8%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	98.8%	98.4%	- 0.4%
Inventory of Homes for Sale	66	61	- 7.6%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--

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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 April 2019

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HOMEDEX

92057 - Oceanside

North San Diego County

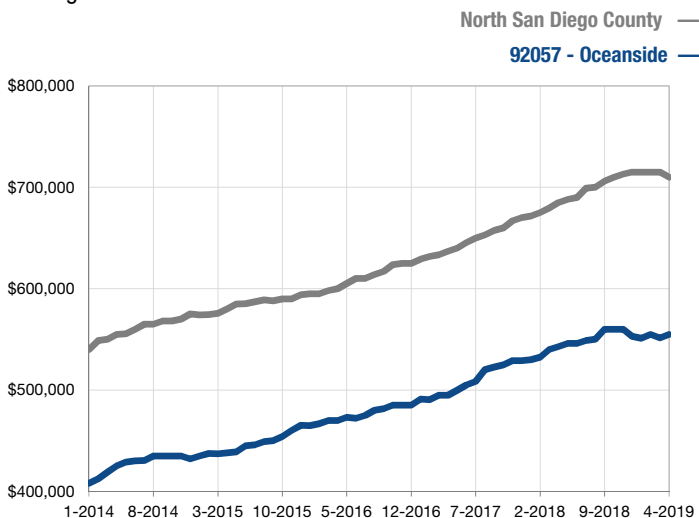
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	87	71	- 18.4%	896	768	- 14.3%
Pending Sales	59	56	- 5.1%	710	580	- 18.3%
Closed Sales	52	49	- 5.8%	698	587	- 15.9%
Days on Market Until Sale	17	27	+ 58.8%	23	33	+ 43.5%
Median Sales Price*	\$519,500	\$565,000	+ 8.8%	\$542,800	\$555,000	+ 2.2%
Average Sales Price*	\$530,175	\$551,122	+ 4.0%	\$542,360	\$561,532	+ 3.5%
Percent of Original List Price Received*	99.5%	98.7%	- 0.8%	98.8%	98.1%	- 0.7%
Percent of List Price Received*	99.6%	99.4%	- 0.2%	99.3%	99.3%	0.0%
Inventory of Homes for Sale	118	88	- 25.4%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

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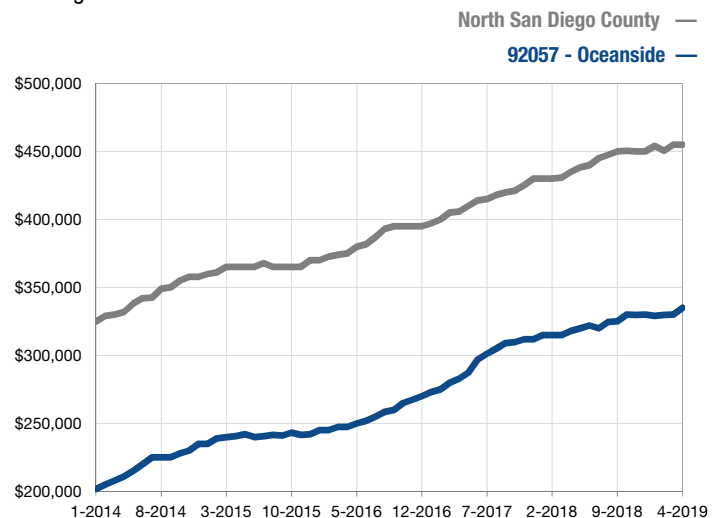
Attached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	48	43	- 10.4%	461	486	+ 5.4%
Pending Sales	30	36	+ 20.0%	368	355	- 3.5%
Closed Sales	37	30	- 18.9%	361	344	- 4.7%
Days on Market Until Sale	29	34	+ 17.2%	33	36	+ 9.1%
Median Sales Price*	\$325,000	\$343,500	+ 5.7%	\$318,000	\$335,000	+ 5.3%
Average Sales Price*	\$323,874	\$336,440	+ 3.9%	\$313,822	\$334,128	+ 6.5%
Percent of Original List Price Received*	96.6%	96.9%	+ 0.3%	97.2%	96.6%	- 0.6%
Percent of List Price Received*	98.2%	98.3%	+ 0.1%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	59	40	- 32.2%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--

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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 April 2019

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HOMEDEX

92058 - Oceanside

North San Diego County

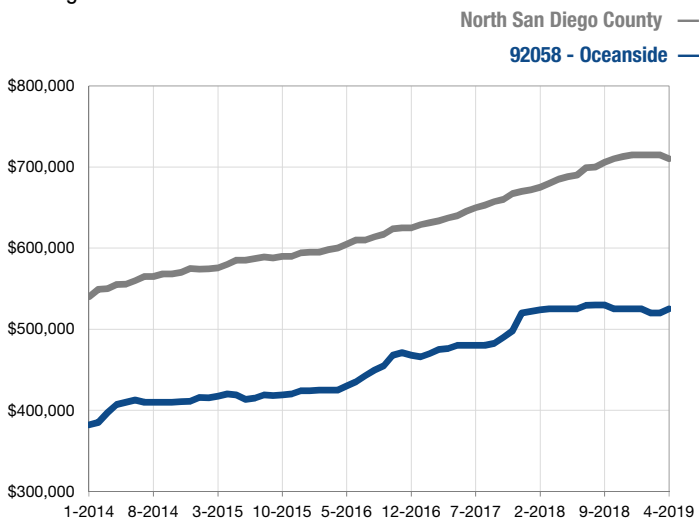
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	16	19	+ 18.8%	180	194	+ 7.8%
Pending Sales	9	16	+ 77.8%	141	139	- 1.4%
Closed Sales	11	17	+ 54.5%	150	131	- 12.7%
Days on Market Until Sale	18	27	+ 50.0%	30	29	- 3.3%
Median Sales Price*	\$525,000	\$562,300	+ 7.1%	\$525,000	\$525,000	0.0%
Average Sales Price*	\$523,136	\$538,885	+ 3.0%	\$515,938	\$534,890	+ 3.7%
Percent of Original List Price Received*	100.3%	98.1%	- 2.2%	98.3%	97.6%	- 0.7%
Percent of List Price Received*	100.8%	99.4%	- 1.4%	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale	20	22	+ 10.0%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

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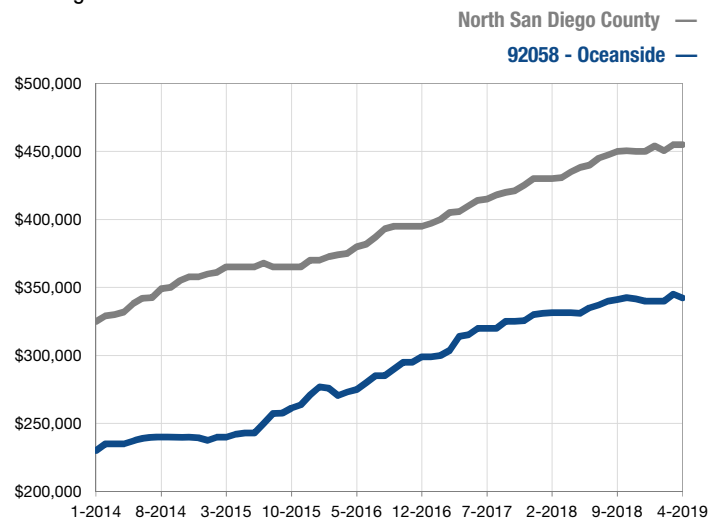
Attached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	10	10	0.0%	160	119	- 25.6%
Pending Sales	10	8	- 20.0%	146	91	- 37.7%
Closed Sales	9	8	- 11.1%	144	92	- 36.1%
Days on Market Until Sale	18	31	+ 72.2%	27	29	+ 7.4%
Median Sales Price*	\$365,000	\$343,500	- 5.9%	\$331,500	\$342,250	+ 3.2%
Average Sales Price*	\$346,267	\$351,938	+ 1.6%	\$333,924	\$349,321	+ 4.6%
Percent of Original List Price Received*	98.2%	99.8%	+ 1.6%	98.1%	98.7%	+ 0.6%
Percent of List Price Received*	98.3%	99.4%	+ 1.1%	98.9%	99.4%	+ 0.5%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	0.7	2.0	+ 185.7%	--	--	--

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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 April 2019

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HOMEDEX

92075 - Solana Beach

North San Diego County

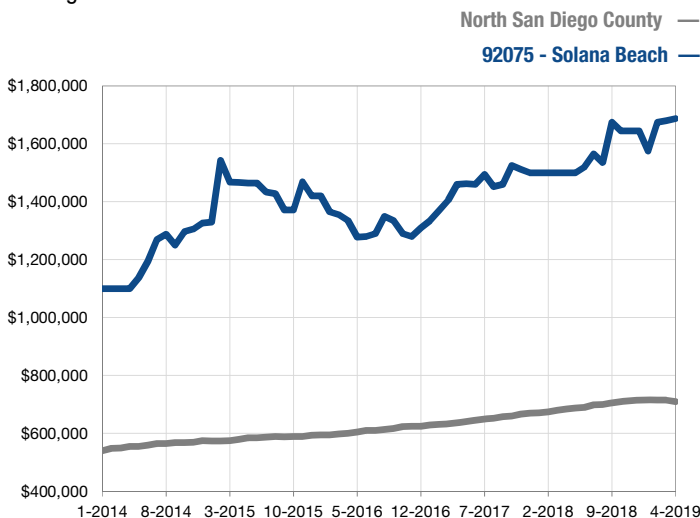
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	7	13	+ 85.7%	131	146	+ 11.5%
Pending Sales	7	10	+ 42.9%	98	80	- 18.4%
Closed Sales	9	4	- 55.6%	102	76	- 25.5%
Days on Market Until Sale	20	17	- 15.0%	42	44	+ 4.8%
Median Sales Price*	\$1,649,000	\$1,367,500	- 17.1%	\$1,500,000	\$1,687,500	+ 12.5%
Average Sales Price*	\$1,569,110	\$1,569,650	+ 0.0%	\$1,801,623	\$2,018,346	+ 12.0%
Percent of Original List Price Received*	99.3%	96.2%	- 3.1%	94.4%	96.1%	+ 1.8%
Percent of List Price Received*	99.3%	97.7%	- 1.6%	96.6%	98.2%	+ 1.7%
Inventory of Homes for Sale	23	29	+ 26.1%	--	--	--
Months Supply of Inventory	2.8	4.4	+ 57.1%	--	--	--

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Attached Single-Family	April			Rolling 12 Months		
Key Metrics	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	15	17	+ 13.3%	167	169	+ 1.2%
Pending Sales	10	10	0.0%	120	93	- 22.5%
Closed Sales	9	6	- 33.3%	124	96	- 22.6%
Days on Market Until Sale	60	41	- 31.7%	37	36	- 2.7%
Median Sales Price*	\$970,000	\$1,049,500	+ 8.2%	\$884,500	\$932,500	+ 5.4%
Average Sales Price*	\$1,007,006	\$1,159,583	+ 15.2%	\$1,002,446	\$1,014,332	+ 1.2%
Percent of Original List Price Received*	96.6%	93.5%	- 3.2%	96.1%	95.4%	- 0.7%
Percent of List Price Received*	99.2%	96.5%	- 2.7%	97.7%	97.7%	0.0%
Inventory of Homes for Sale	22	30	+ 36.4%	--	--	--
Months Supply of Inventory	2.2	3.9	+ 77.3%	--	--	--

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



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

