



Local Market Update for August 2019

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

92003 - Bonsall

North San Diego County

Detached Single-Family

Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	7	17	+ 142.9%	121	128	+ 5.8%
Pending Sales	8	6	- 25.0%	65	55	- 15.4%
Closed Sales	7	6	- 14.3%	62	54	- 12.9%
Days on Market Until Sale	53	57	+ 7.5%	70	70	0.0%
Median Sales Price*	\$792,500	\$845,000	+ 6.6%	\$847,500	\$692,500	- 18.3%
Average Sales Price*	\$791,717	\$937,333	+ 18.4%	\$872,320	\$812,721	- 6.8%
Percent of Original List Price Received*	96.7%	96.0%	- 0.7%	96.4%	95.4%	- 1.0%
Percent of List Price Received*	99.3%	97.3%	- 2.0%	98.0%	97.5%	- 0.5%
Inventory of Homes for Sale	30	49	+ 63.3%	--	--	--
Months Supply of Inventory	5.5	10.7	+ 94.5%	--	--	--

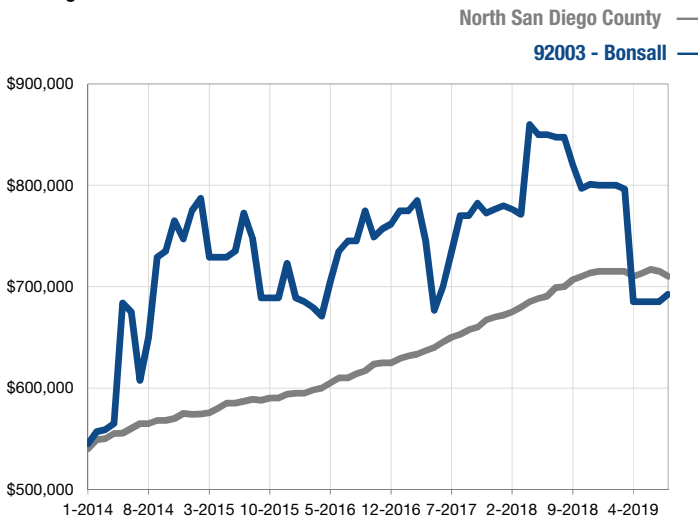
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family

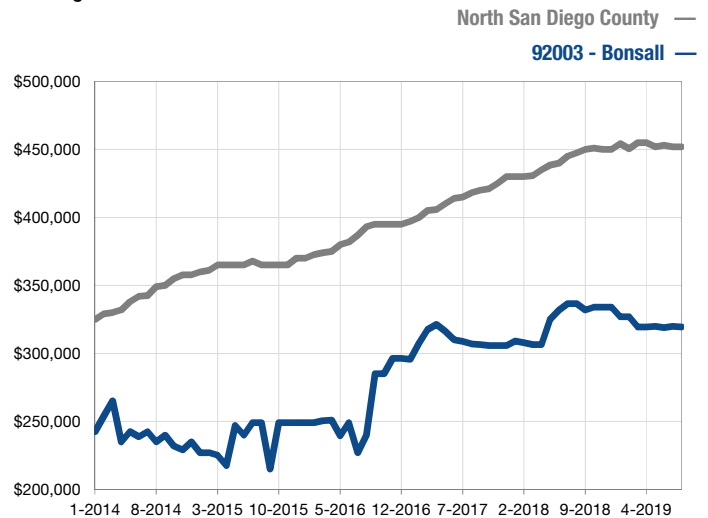
Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	7	4	- 42.9%	46	28	- 39.1%
Pending Sales	5	5	0.0%	29	21	- 27.6%
Closed Sales	1	2	+ 100.0%	26	22	- 15.4%
Days on Market Until Sale	28	60	+ 114.3%	40	53	+ 32.5%
Median Sales Price*	\$303,000	\$252,250	- 16.7%	\$336,500	\$319,500	- 5.1%
Average Sales Price*	\$303,000	\$252,250	- 16.7%	\$352,112	\$323,741	- 8.1%
Percent of Original List Price Received*	98.1%	92.9%	- 5.3%	96.5%	95.6%	- 0.9%
Percent of List Price Received*	98.4%	99.2%	+ 0.8%	99.1%	99.2%	+ 0.1%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	4.1	2.9	- 29.3%	--	--	--

* 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 August 2019

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

92025 - Escondido

North San Diego County

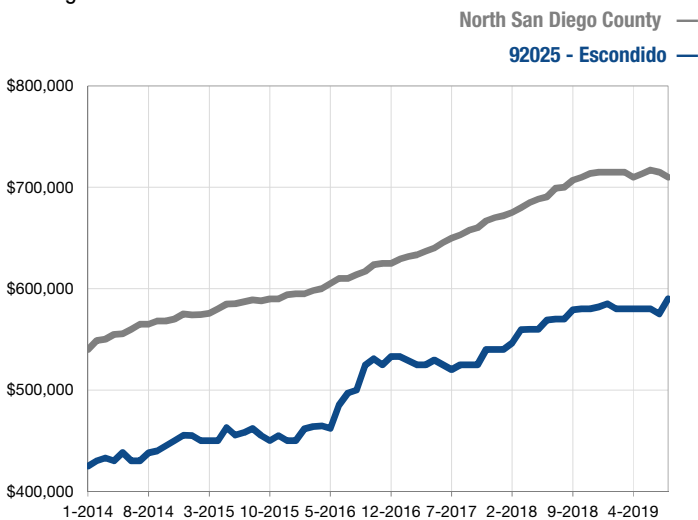
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	52	33	- 36.5%	489	447	- 8.6%
Pending Sales	29	25	- 13.8%	323	295	- 8.7%
Closed Sales	27	32	+ 18.5%	314	285	- 9.2%
Days on Market Until Sale	36	35	- 2.8%	30	36	+ 20.0%
Median Sales Price*	\$535,000	\$635,750	+ 18.8%	\$570,000	\$590,000	+ 3.5%
Average Sales Price*	\$581,759	\$646,403	+ 11.1%	\$611,137	\$632,064	+ 3.4%
Percent of Original List Price Received*	96.7%	96.7%	0.0%	97.2%	96.4%	- 0.8%
Percent of List Price Received*	98.7%	98.3%	- 0.4%	98.2%	98.2%	0.0%
Inventory of Homes for Sale	82	72	- 12.2%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--

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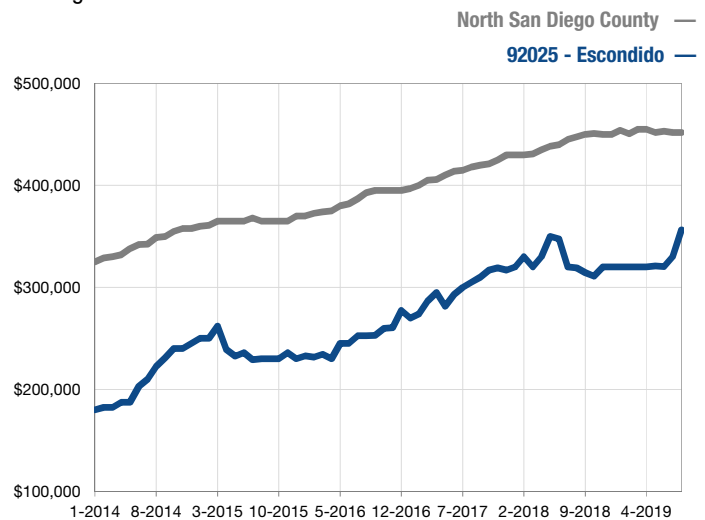
Attached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	13	11	- 15.4%	97	132	+ 36.1%
Pending Sales	4	5	+ 25.0%	85	91	+ 7.1%
Closed Sales	12	5	- 58.3%	90	88	- 2.2%
Days on Market Until Sale	17	15	- 11.8%	24	29	+ 20.8%
Median Sales Price*	\$307,450	\$380,000	+ 23.6%	\$319,000	\$356,500	+ 11.8%
Average Sales Price*	\$319,242	\$354,000	+ 10.9%	\$339,513	\$358,828	+ 5.7%
Percent of Original List Price Received*	98.4%	99.8%	+ 1.4%	98.9%	98.0%	- 0.9%
Percent of List Price Received*	99.8%	100.3%	+ 0.5%	99.5%	98.9%	- 0.6%
Inventory of Homes for Sale	14	20	+ 42.9%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--

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



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



Local Market Update for August 2019

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

North San Diego County
Association of REALTORS®



HOMEDEX

92026 - Escondido

North San Diego County

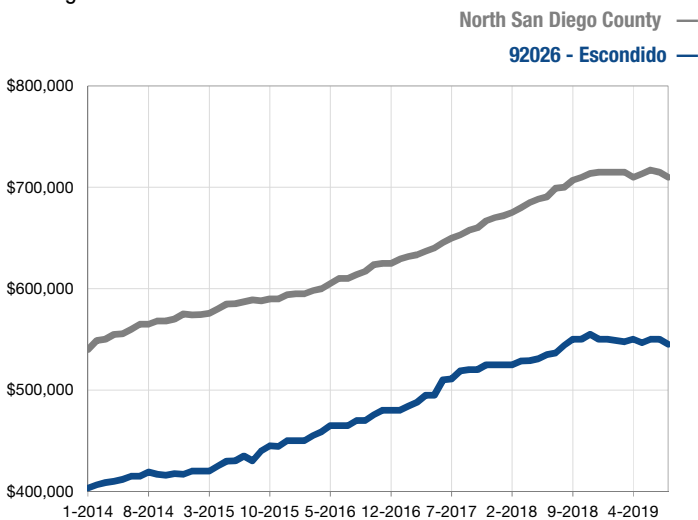
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	61	65	+ 6.6%	765	799	+ 4.4%
Pending Sales	46	37	- 19.6%	498	533	+ 7.0%
Closed Sales	40	46	+ 15.0%	506	513	+ 1.4%
Days on Market Until Sale	52	22	- 57.7%	35	37	+ 5.7%
Median Sales Price*	\$592,000	\$533,000	- 10.0%	\$544,000	\$545,000	+ 0.2%
Average Sales Price*	\$596,021	\$570,209	- 4.3%	\$575,853	\$593,006	+ 3.0%
Percent of Original List Price Received*	96.8%	98.9%	+ 2.2%	97.6%	97.2%	- 0.4%
Percent of List Price Received*	98.8%	99.3%	+ 0.5%	98.7%	98.5%	- 0.2%
Inventory of Homes for Sale	143	116	- 18.9%	--	--	--
Months Supply of Inventory	3.4	2.6	- 23.5%	--	--	--

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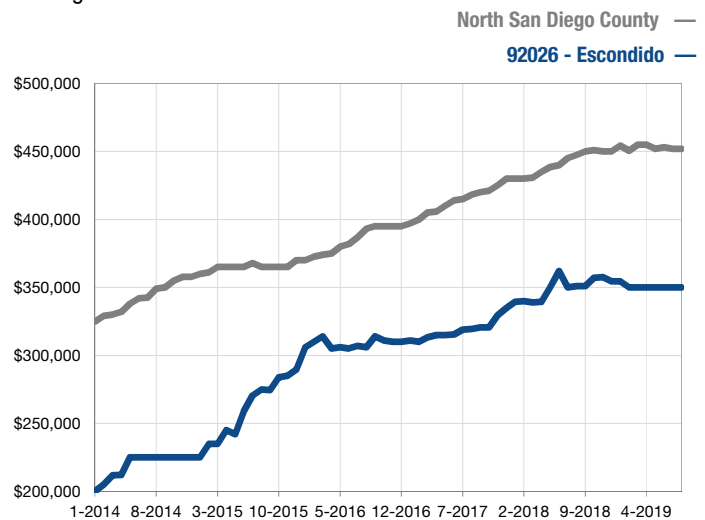
Attached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	12	15	+ 25.0%	153	204	+ 33.3%
Pending Sales	14	20	+ 42.9%	133	151	+ 13.5%
Closed Sales	11	12	+ 9.1%	128	146	+ 14.1%
Days on Market Until Sale	23	33	+ 43.5%	24	31	+ 29.2%
Median Sales Price*	\$352,000	\$373,000	+ 6.0%	\$351,000	\$350,000	- 0.3%
Average Sales Price*	\$343,830	\$326,917	- 4.9%	\$344,567	\$334,331	- 3.0%
Percent of Original List Price Received*	97.8%	96.7%	- 1.1%	98.0%	97.4%	- 0.6%
Percent of List Price Received*	99.4%	99.6%	+ 0.2%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	15	20	+ 33.3%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 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





Local Market Update for August 2019

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

92027 - Escondido

North San Diego County

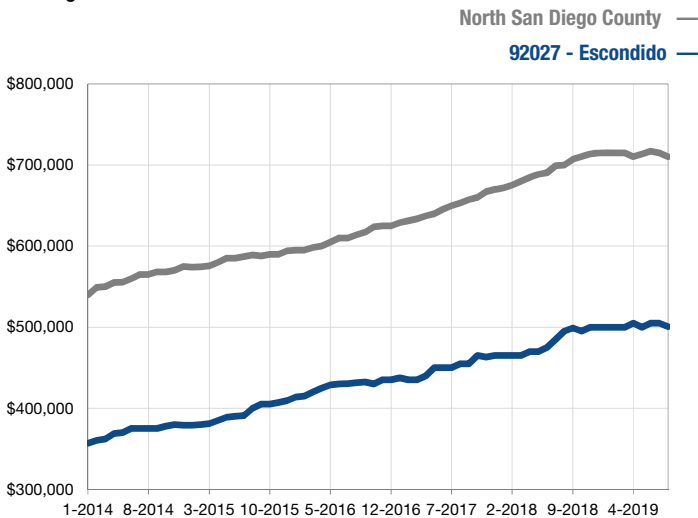
Detached Single-Family Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	58	54	- 6.9%	681	642	- 5.7%
Pending Sales	47	42	- 10.6%	524	449	- 14.3%
Closed Sales	58	33	- 43.1%	543	422	- 22.3%
Days on Market Until Sale	27	27	0.0%	29	31	+ 6.9%
Median Sales Price*	\$537,500	\$515,000	- 4.2%	\$495,000	\$500,750	+ 1.2%
Average Sales Price*	\$563,896	\$545,424	- 3.3%	\$537,424	\$549,377	+ 2.2%
Percent of Original List Price Received*	97.1%	99.0%	+ 2.0%	97.7%	98.1%	+ 0.4%
Percent of List Price Received*	98.6%	99.6%	+ 1.0%	98.9%	99.1%	+ 0.2%
Inventory of Homes for Sale	84	77	- 8.3%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--

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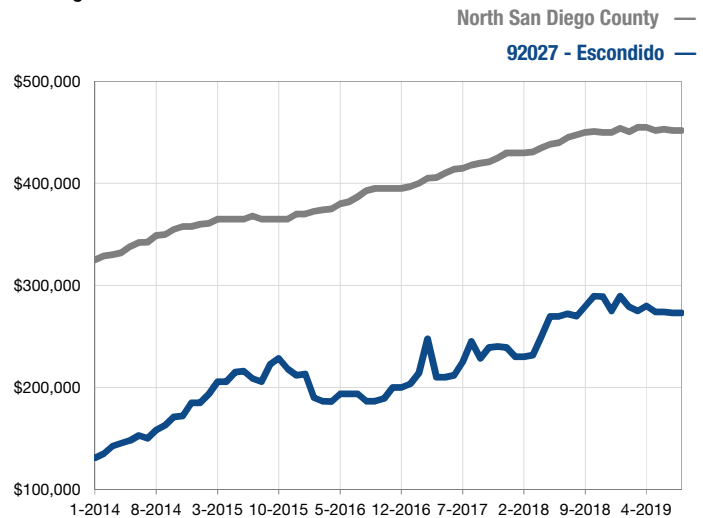
Attached Single-Family Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	11	10	- 9.1%	120	116	- 3.3%
Pending Sales	10	12	+ 20.0%	93	86	- 7.5%
Closed Sales	13	7	- 46.2%	93	83	- 10.8%
Days on Market Until Sale	17	18	+ 5.9%	19	32	+ 68.4%
Median Sales Price*	\$317,000	\$263,000	- 17.0%	\$270,000	\$273,000	+ 1.1%
Average Sales Price*	\$295,885	\$274,429	- 7.3%	\$278,219	\$284,318	+ 2.2%
Percent of Original List Price Received*	98.1%	98.5%	+ 0.4%	98.9%	97.7%	- 1.2%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	99.2%	98.7%	- 0.5%
Inventory of Homes for Sale	14	20	+ 42.9%	--	--	--
Months Supply of Inventory	1.8	2.8	+ 55.6%	--	--	--

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



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





Local Market Update for August 2019

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

92028 - Fallbrook

North San Diego County

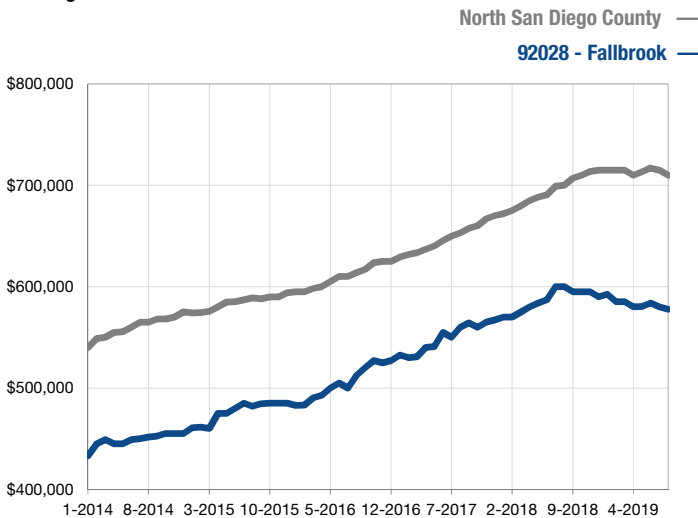
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	148	108	- 27.0%	1,313	1,243	- 5.3%
Pending Sales	60	66	+ 10.0%	804	759	- 5.6%
Closed Sales	68	67	- 1.5%	821	718	- 12.5%
Days on Market Until Sale	56	58	+ 3.6%	48	57	+ 18.8%
Median Sales Price*	\$675,000	\$565,000	- 16.3%	\$600,000	\$577,500	- 3.8%
Average Sales Price*	\$689,173	\$651,557	- 5.5%	\$654,206	\$630,788	- 3.6%
Percent of Original List Price Received*	96.4%	96.6%	+ 0.2%	96.5%	96.4%	- 0.1%
Percent of List Price Received*	97.7%	98.7%	+ 1.0%	97.9%	98.3%	+ 0.4%
Inventory of Homes for Sale	362	289	- 20.2%	--	--	--
Months Supply of Inventory	5.4	4.6	- 14.8%	--	--	--

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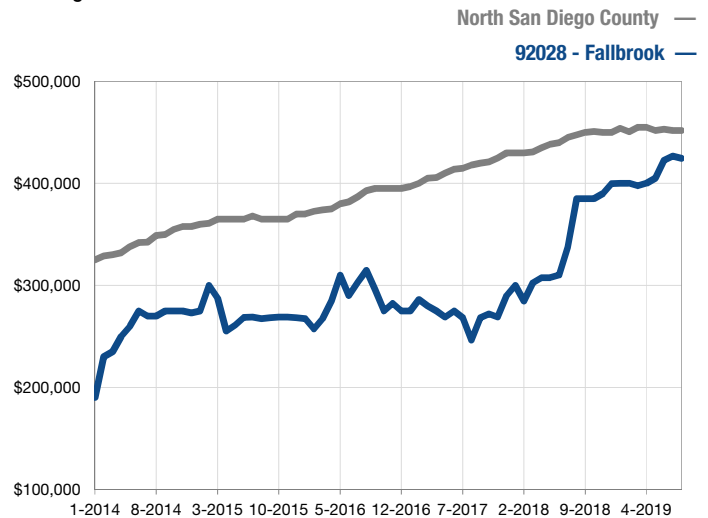
Attached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	3	4	+ 33.3%	48	77	+ 60.4%
Pending Sales	3	5	+ 66.7%	37	55	+ 48.6%
Closed Sales	3	4	+ 33.3%	40	47	+ 17.5%
Days on Market Until Sale	39	27	- 30.8%	41	49	+ 19.5%
Median Sales Price*	\$405,000	\$285,500	- 29.5%	\$385,000	\$424,500	+ 10.3%
Average Sales Price*	\$418,333	\$313,963	- 24.9%	\$349,977	\$385,983	+ 10.3%
Percent of Original List Price Received*	95.9%	100.1%	+ 4.4%	97.7%	96.9%	- 0.8%
Percent of List Price Received*	98.6%	100.3%	+ 1.7%	98.5%	98.7%	+ 0.2%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	3.3	1.1	- 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 August 2019

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

92029 - Escondido

North San Diego County

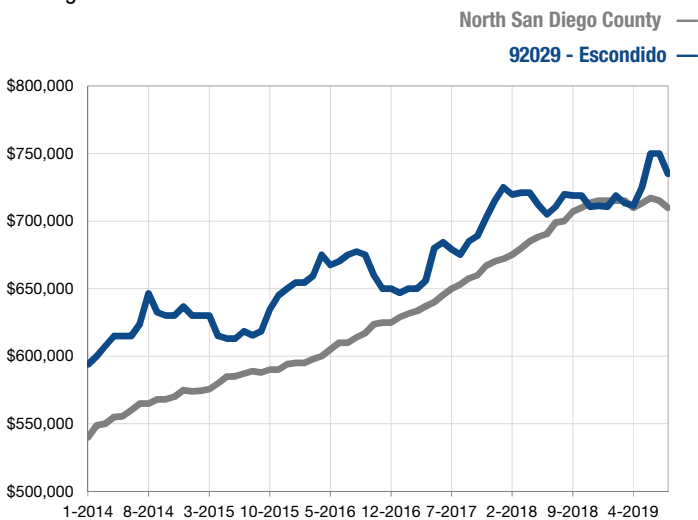
Detached Single-Family Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	50	43	- 14.0%	402	476	+ 18.4%
Pending Sales	21	25	+ 19.0%	248	282	+ 13.7%
Closed Sales	21	29	+ 38.1%	241	276	+ 14.5%
Days on Market Until Sale	37	42	+ 13.5%	33	40	+ 21.2%
Median Sales Price*	\$785,000	\$700,000	- 10.8%	\$719,814	\$735,000	+ 2.1%
Average Sales Price*	\$750,079	\$720,483	- 3.9%	\$749,754	\$767,634	+ 2.4%
Percent of Original List Price Received*	98.2%	96.0%	- 2.2%	97.1%	96.6%	- 0.5%
Percent of List Price Received*	99.6%	98.4%	- 1.2%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	77	83	+ 7.8%	--	--	--
Months Supply of Inventory	3.7	3.5	- 5.4%	--	--	--

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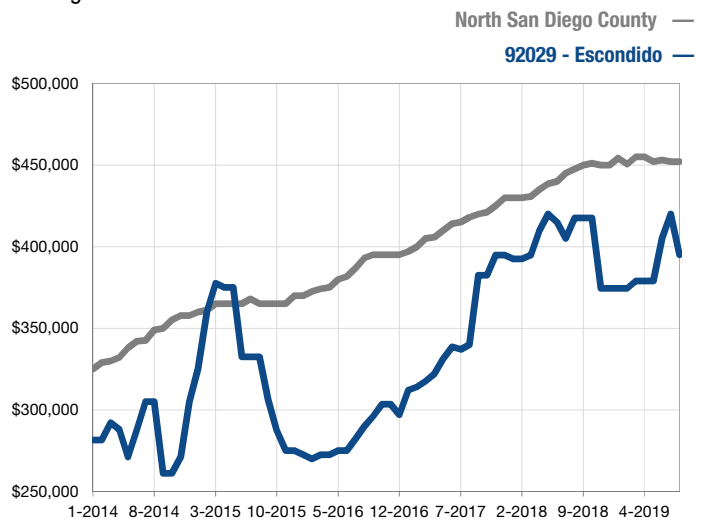
Attached Single-Family Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	3	2	- 33.3%	23	16	- 30.4%
Pending Sales	1	1	0.0%	16	12	- 25.0%
Closed Sales	1	1	0.0%	14	12	- 14.3%
Days on Market Until Sale	55	2	- 96.4%	19	14	- 26.3%
Median Sales Price*	\$439,900	\$360,000	- 18.2%	\$417,500	\$395,000	- 5.4%
Average Sales Price*	\$439,900	\$360,000	- 18.2%	\$398,457	\$400,083	+ 0.4%
Percent of Original List Price Received*	95.7%	100.0%	+ 4.5%	99.3%	98.2%	- 1.1%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.5%	98.9%	- 1.6%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	3.0	+ 100.0%	--	--	--

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



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





Local Market Update for August 2019

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

92069 - San Marcos

North San Diego County

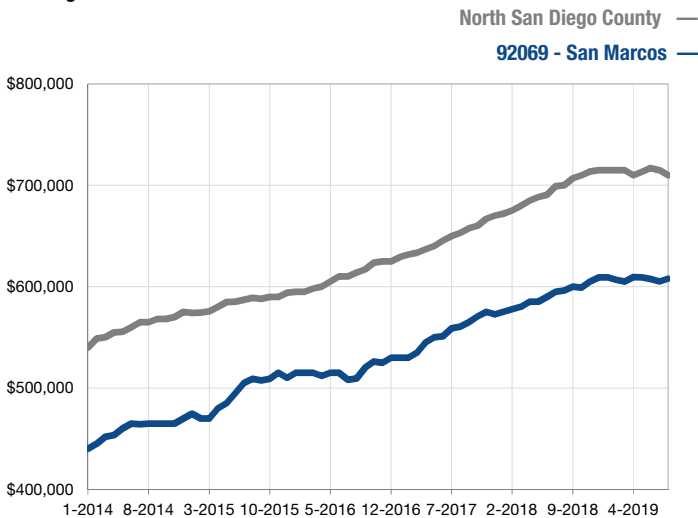
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	45	35	- 22.2%	452	490	+ 8.4%
Pending Sales	18	27	+ 50.0%	340	350	+ 2.9%
Closed Sales	27	36	+ 33.3%	348	341	- 2.0%
Days on Market Until Sale	13	31	+ 138.5%	22	29	+ 31.8%
Median Sales Price*	\$597,000	\$612,000	+ 2.5%	\$596,250	\$608,000	+ 2.0%
Average Sales Price*	\$634,221	\$639,292	+ 0.8%	\$631,496	\$644,825	+ 2.1%
Percent of Original List Price Received*	98.4%	98.3%	- 0.1%	98.6%	97.9%	- 0.7%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	99.3%	98.7%	- 0.6%
Inventory of Homes for Sale	65	59	- 9.2%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--

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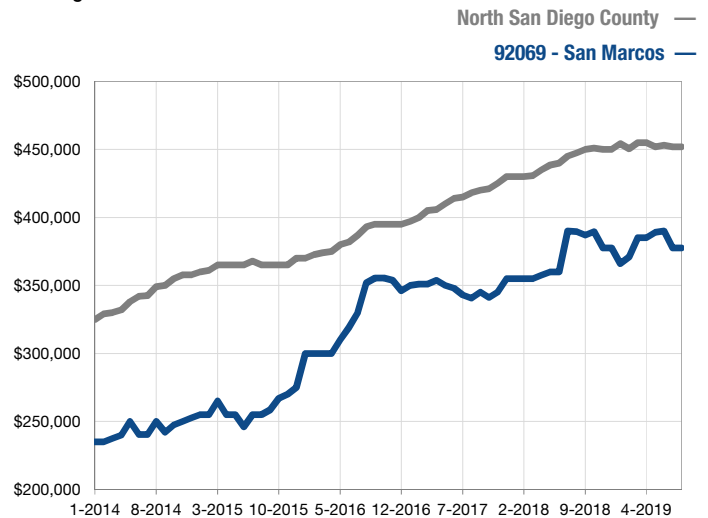
Attached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	16	20	+ 25.0%	147	144	- 2.0%
Pending Sales	5	20	+ 300.0%	101	99	- 2.0%
Closed Sales	8	14	+ 75.0%	104	88	- 15.4%
Days on Market Until Sale	12	43	+ 258.3%	23	33	+ 43.5%
Median Sales Price*	\$375,000	\$379,945	+ 1.3%	\$389,500	\$377,500	- 3.1%
Average Sales Price*	\$407,675	\$364,048	- 10.7%	\$394,374	\$389,821	- 1.2%
Percent of Original List Price Received*	99.0%	94.3%	- 4.7%	98.2%	96.7%	- 1.5%
Percent of List Price Received*	99.0%	98.4%	- 0.6%	98.7%	98.7%	0.0%
Inventory of Homes for Sale	29	16	- 44.8%	--	--	--
Months Supply of Inventory	3.4	1.9	- 44.1%	--	--	--

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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 August 2019

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

92078 - San Marcos

North San Diego County

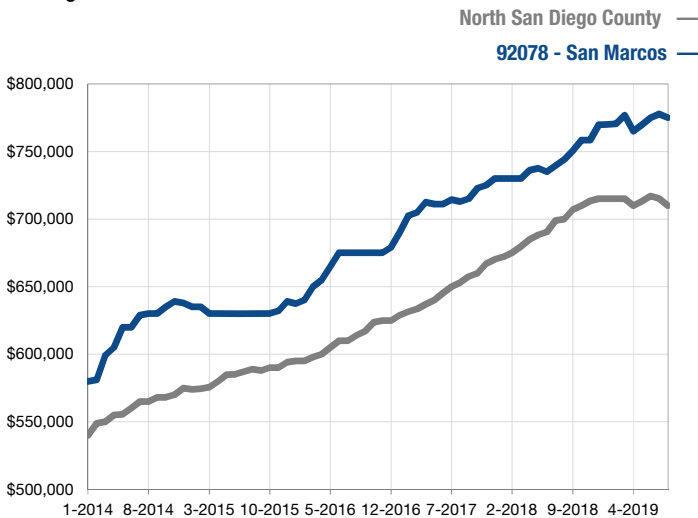
Detached Single-Family Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	66	63	- 4.5%	710	744	+ 4.8%
Pending Sales	47	34	- 27.7%	512	497	- 2.9%
Closed Sales	49	45	- 8.2%	511	500	- 2.2%
Days on Market Until Sale	36	39	+ 8.3%	26	34	+ 30.8%
Median Sales Price*	\$819,000	\$755,000	- 7.8%	\$744,000	\$775,000	+ 4.2%
Average Sales Price*	\$878,098	\$784,661	- 10.6%	\$791,932	\$808,513	+ 2.1%
Percent of Original List Price Received*	98.1%	96.3%	- 1.8%	98.1%	97.5%	- 0.6%
Percent of List Price Received*	98.8%	97.7%	- 1.1%	98.9%	98.7%	- 0.2%
Inventory of Homes for Sale	110	104	- 5.5%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--

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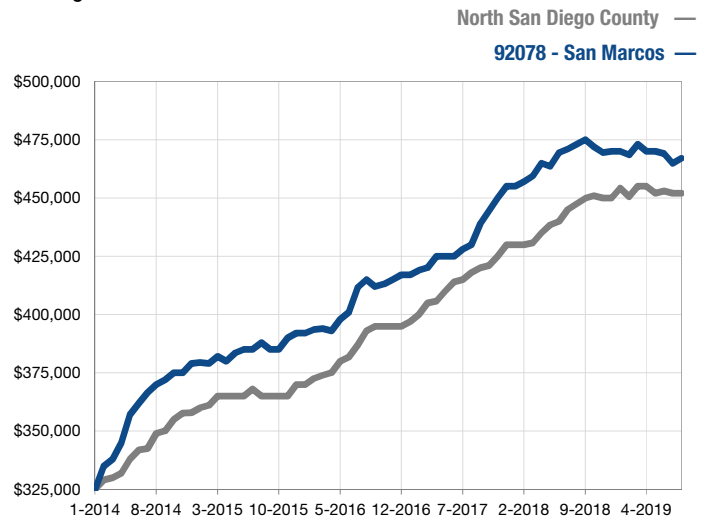
Attached Single-Family Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	44	31	- 29.5%	381	358	- 6.0%
Pending Sales	20	27	+ 35.0%	283	259	- 8.5%
Closed Sales	21	27	+ 28.6%	293	244	- 16.7%
Days on Market Until Sale	36	26	- 27.8%	21	32	+ 52.4%
Median Sales Price*	\$458,000	\$497,500	+ 8.6%	\$473,000	\$467,000	- 1.3%
Average Sales Price*	\$431,590	\$454,493	+ 5.3%	\$454,037	\$443,525	- 2.3%
Percent of Original List Price Received*	96.7%	97.4%	+ 0.7%	98.6%	97.1%	- 1.5%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	99.2%	98.3%	- 0.9%
Inventory of Homes for Sale	52	33	- 36.5%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--

* 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 August 2019

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

92081 - Vista

North San Diego County

Detached Single-Family

Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	48	36	- 25.0%	388	355	- 8.5%
Pending Sales	21	40	+ 90.5%	275	287	+ 4.4%
Closed Sales	29	17	- 41.4%	288	256	- 11.1%
Days on Market Until Sale	25	13	- 48.0%	20	27	+ 35.0%
Median Sales Price*	\$645,000	\$540,000	- 16.3%	\$580,500	\$571,250	- 1.6%
Average Sales Price*	\$670,648	\$546,341	- 18.5%	\$631,644	\$591,155	- 6.4%
Percent of Original List Price Received*	97.5%	99.5%	+ 2.1%	98.2%	97.8%	- 0.4%
Percent of List Price Received*	98.8%	99.4%	+ 0.6%	99.0%	98.8%	- 0.2%
Inventory of Homes for Sale	60	33	- 45.0%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--

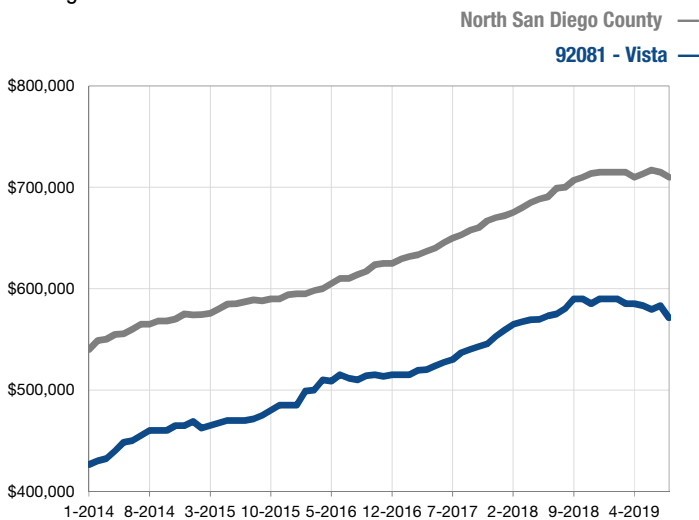
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Attached Single-Family

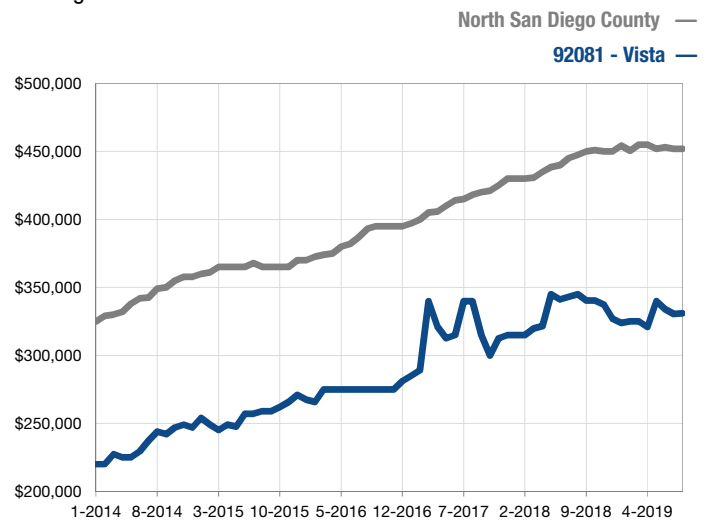
Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	6	12	+ 100.0%	75	117	+ 56.0%
Pending Sales	6	13	+ 116.7%	55	88	+ 60.0%
Closed Sales	3	6	+ 100.0%	51	79	+ 54.9%
Days on Market Until Sale	7	33	+ 371.4%	14	28	+ 100.0%
Median Sales Price*	\$341,888	\$357,500	+ 4.6%	\$345,000	\$331,000	- 4.1%
Average Sales Price*	\$339,963	\$397,418	+ 16.9%	\$372,357	\$377,767	+ 1.5%
Percent of Original List Price Received*	99.2%	97.6%	- 1.6%	98.9%	98.3%	- 0.6%
Percent of List Price Received*	99.2%	99.5%	+ 0.3%	99.4%	99.5%	+ 0.1%
Inventory of Homes for Sale	7	15	+ 114.3%	--	--	--
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.

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



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





Local Market Update for August 2019

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

92082 - Valley Center

North San Diego County

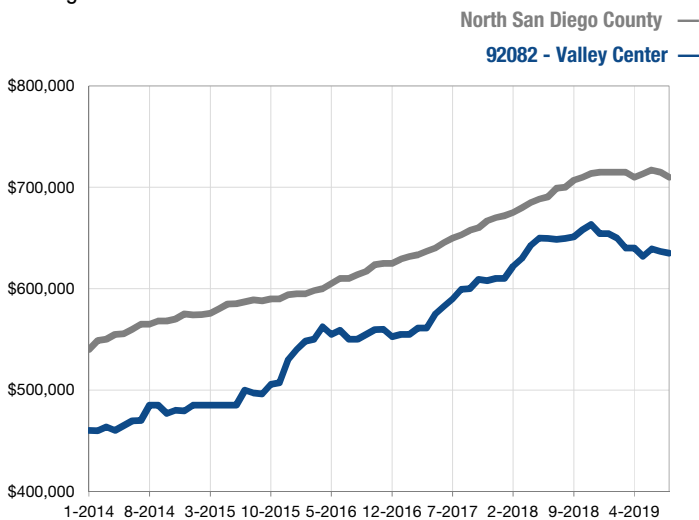
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	43	39	- 9.3%	426	432	+ 1.4%
Pending Sales	18	33	+ 83.3%	238	242	+ 1.7%
Closed Sales	14	12	- 14.3%	236	221	- 6.4%
Days on Market Until Sale	46	71	+ 54.3%	49	55	+ 12.2%
Median Sales Price*	\$655,750	\$676,250	+ 3.1%	\$649,450	\$635,000	- 2.2%
Average Sales Price*	\$670,957	\$742,115	+ 10.6%	\$665,880	\$672,970	+ 1.1%
Percent of Original List Price Received*	95.7%	95.8%	+ 0.1%	95.8%	95.6%	- 0.2%
Percent of List Price Received*	97.2%	97.3%	+ 0.1%	97.2%	97.7%	+ 0.5%
Inventory of Homes for Sale	109	102	- 6.4%	--	--	--
Months Supply of Inventory	5.5	5.1	- 7.3%	--	--	--

* 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.

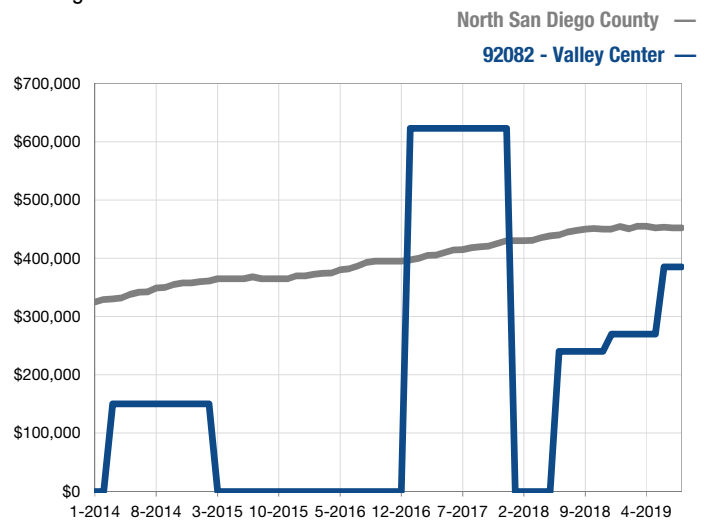
Attached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	0	0	--	3	2	- 33.3%
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	0	0	--	2	1	- 50.0%
Days on Market Until Sale	0	0	--	4	55	+ 1275.0%
Median Sales Price*	\$0	\$0	--	\$240,000	\$385,000	+ 60.4%
Average Sales Price*	\$0	\$0	--	\$240,000	\$385,000	+ 60.4%
Percent of Original List Price Received*	0.0%	0.0%	--	101.2%	77.1%	- 23.8%
Percent of List Price Received*	0.0%	0.0%	--	101.2%	90.6%	- 10.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	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





Local Market Update for August 2019

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

92083 - Vista

North San Diego County

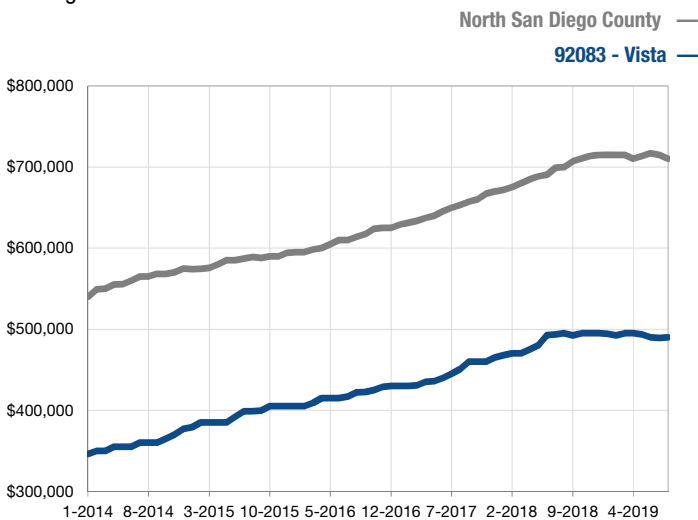
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	41	29	- 29.3%	300	272	- 9.3%
Pending Sales	24	20	- 16.7%	211	208	- 1.4%
Closed Sales	20	18	- 10.0%	208	200	- 3.8%
Days on Market Until Sale	35	26	- 25.7%	30	30	0.0%
Median Sales Price*	\$500,000	\$512,500	+ 2.5%	\$495,000	\$489,950	- 1.0%
Average Sales Price*	\$517,750	\$512,078	- 1.1%	\$517,542	\$499,906	- 3.4%
Percent of Original List Price Received*	95.7%	98.4%	+ 2.8%	96.8%	97.1%	+ 0.3%
Percent of List Price Received*	97.9%	99.6%	+ 1.7%	98.3%	98.4%	+ 0.1%
Inventory of Homes for Sale	42	30	- 28.6%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--

* 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.

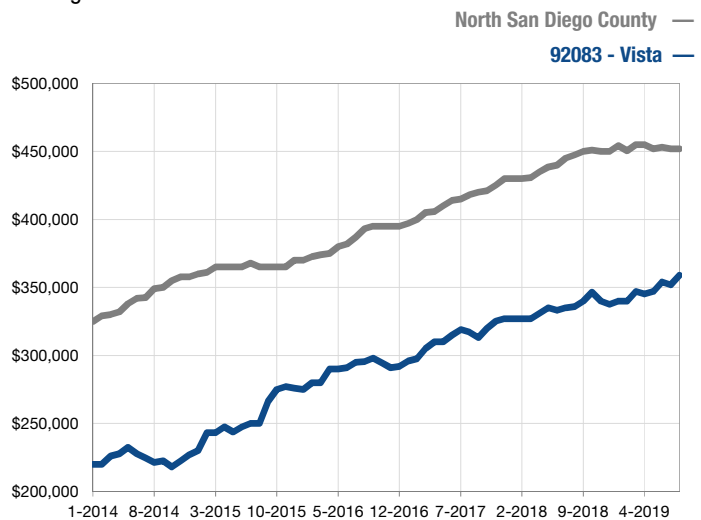
Attached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	10	12	+ 20.0%	98	121	+ 23.5%
Pending Sales	6	10	+ 66.7%	80	82	+ 2.5%
Closed Sales	4	11	+ 175.0%	79	79	0.0%
Days on Market Until Sale	12	26	+ 116.7%	21	30	+ 42.9%
Median Sales Price*	\$364,250	\$415,000	+ 13.9%	\$336,000	\$359,000	+ 6.8%
Average Sales Price*	\$353,375	\$407,749	+ 15.4%	\$338,040	\$362,242	+ 7.2%
Percent of Original List Price Received*	99.3%	98.5%	- 0.8%	98.8%	97.8%	- 1.0%
Percent of List Price Received*	99.3%	99.6%	+ 0.3%	99.3%	99.2%	- 0.1%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--

* 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.

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



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



Local Market Update for August 2019

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

North San Diego County
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HOMEDEX

92084 - Vista

North San Diego County

Detached Single-Family

Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	49	48	- 2.0%	591	572	- 3.2%
Pending Sales	30	42	+ 40.0%	395	362	- 8.4%
Closed Sales	38	36	- 5.3%	412	349	- 15.3%
Days on Market Until Sale	28	56	+ 100.0%	38	43	+ 13.2%
Median Sales Price*	\$540,000	\$640,000	+ 18.5%	\$570,000	\$580,000	+ 1.8%
Average Sales Price*	\$583,403	\$674,942	+ 15.7%	\$616,166	\$618,752	+ 0.4%
Percent of Original List Price Received*	97.3%	95.1%	- 2.3%	96.7%	95.7%	- 1.0%
Percent of List Price Received*	98.2%	97.4%	- 0.8%	98.4%	97.7%	- 0.7%
Inventory of Homes for Sale	111	89	- 19.8%	--	--	--
Months Supply of Inventory	3.4	3.0	- 11.8%	--	--	--

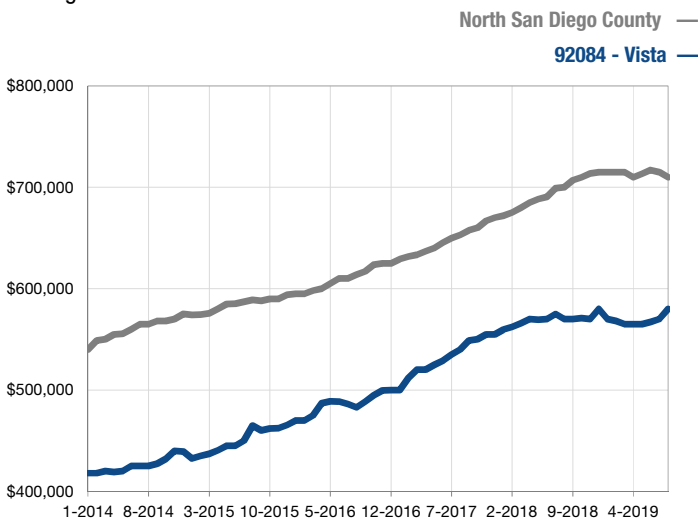
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Attached Single-Family

Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	8	2	- 75.0%	65	62	- 4.6%
Pending Sales	7	2	- 71.4%	54	37	- 31.5%
Closed Sales	2	6	+ 200.0%	50	39	- 22.0%
Days on Market Until Sale	30	50	+ 66.7%	25	32	+ 28.0%
Median Sales Price*	\$365,000	\$370,000	+ 1.4%	\$341,750	\$370,000	+ 8.3%
Average Sales Price*	\$365,000	\$353,667	- 3.1%	\$344,630	\$375,690	+ 9.0%
Percent of Original List Price Received*	97.0%	95.7%	- 1.3%	98.4%	96.9%	- 1.5%
Percent of List Price Received*	100.7%	96.5%	- 4.2%	98.9%	98.1%	- 0.8%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--

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



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

