

# Monthly Indicators

## November 2017

The facts of residential real estate have remained consistent in 2017. In year-over-year comparisons, the number of homes for sale has been fewer in most locales, and homes have been selling in fewer days for higher prices. This hasn't always been true, but it has been a common enough storyline to make it an overarching trend for the year.

Closed Sales decreased 14.3 percent for Detached homes and 18.0 percent for Attached homes. Pending Sales increased 2.6 percent for Detached homes and 14.3 percent for Attached homes. Inventory decreased 26.9 percent for Detached homes and 12.2 percent for Attached homes.

The Median Sales Price was up 11.8 percent to \$625,058 for Detached homes and 11.6 percent to \$407,500 for Attached homes. Days on Market decreased 10.8 percent for Detached homes and 17.2 percent for Attached homes. Supply decreased 26.1 percent for Detached homes and 7.1 percent for Attached homes.

New tax legislation could have ramifications on housing. The White House believes that the tax reform bill will have a small impact on home prices, lowering them by less than 4 percent, and could conceivably boost homeownership. The National Association of REALTORS® has stated that eliminating the mortgage interest deduction could hurt housing, as the doubled standard deduction would reduce the desire to take out a mortgage and itemize the interest associated with it, thus reducing demand. This is a developing story.

## Monthly Snapshot

<b>- 15.6%</b>	<b>+ 11.1%</b>	<b>- 23.3%</b>
One Year Change in <b>Closed Sales</b> All Properties	One Year Change in <b>Median Sales Price</b> All Properties	One Year Change in <b>Homes for Sale</b> All Properties

Residential real estate activity in San Diego County, comprised of single family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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# Detached Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. **Detached homes only.**

Key Metrics	Historical Sparkbars			11-2016	11-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
	11-2015	11-2016	11-2017						
<b>New Listings</b>		2,054	<b>1,995</b>	- 2.9%	33,047	<b>30,680</b>	- 7.2%		
<b>Pending Sales</b>		1,716	<b>1,760</b>	+ 2.6%	23,040	<b>22,657</b>	- 1.7%		
<b>Closed Sales</b>		1,953	<b>1,673</b>	- 14.3%	22,503	<b>22,059</b>	- 2.0%		
<b>Median Sales Price</b>		\$559,000	<b>\$625,058</b>	+ 11.8%	\$558,500	<b>\$600,000</b>	+ 7.4%		
<b>Average Sales Price</b>		\$718,577	<b>\$772,729</b>	+ 7.5%	\$711,431	<b>\$760,901</b>	+ 7.0%		
<b>\$ Volume of Closed Sales (in millions)</b>		\$1,403	<b>\$1,292</b>	- 7.9%	\$16,006	<b>\$16,783</b>	+ 4.9%		
<b>Pct. of Orig. Price Received</b>		96.2%	<b>97.0%</b>	+ 0.8%	97.0%	<b>97.5%</b>	+ 0.5%		
<b>Days on Market Until Sale</b>		37	<b>33</b>	- 10.8%	35	<b>31</b>	- 11.4%		
<b>Housing Affordability Index</b>		62	<b>56</b>	- 9.7%	62	<b>59</b>	- 4.8%		
<b>Inventory of Homes for Sale</b>		4,755	<b>3,475</b>	- 26.9%	--	<b>--</b>	--		
<b>Months Supply of Inventory</b>		2.3	<b>1.7</b>	- 26.1%	--	<b>--</b>	--		

# Attached Market Overview

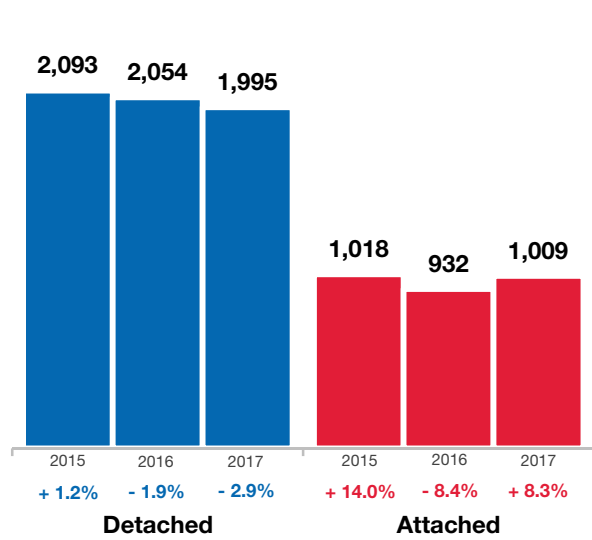
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. **Attached homes only.**

Key Metrics	Historical Sparkbars			11-2016	11-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
	11-2015	11-2016	11-2017						
<b>New Listings</b>		932	<b>1,009</b>	+ 8.3%	15,199	<b>14,707</b>	- 3.2%		
<b>Pending Sales</b>		841	<b>961</b>	+ 14.3%	12,066	<b>11,720</b>	- 2.9%		
<b>Closed Sales</b>		1,023	<b>839</b>	- 18.0%	11,904	<b>11,323</b>	- 4.9%		
<b>Median Sales Price</b>		\$365,000	<b>\$407,500</b>	+ 11.6%	\$369,000	<b>\$398,000</b>	+ 7.9%		
<b>Average Sales Price</b>		\$433,418	<b>\$477,812</b>	+ 10.2%	\$436,530	<b>\$467,983</b>	+ 7.2%		
<b>\$ Volume of Closed Sales (in millions)</b>		\$443	<b>\$401</b>	- 9.5%	\$5,196	<b>\$5,299</b>	+ 2.0%		
<b>Pct. of Orig. Price Received</b>		97.3%	<b>98.2%</b>	+ 0.9%	97.7%	<b>98.5%</b>	+ 0.8%		
<b>Days on Market Until Sale</b>		29	<b>24</b>	- 17.2%	29	<b>24</b>	- 17.2%		
<b>Housing Affordability Index</b>		96	<b>87</b>	- 9.4%	95	<b>89</b>	- 6.3%		
<b>Inventory of Homes for Sale</b>		1,528	<b>1,341</b>	- 12.2%	--	--	--		
<b>Months Supply of Inventory</b>		1.4	<b>1.3</b>	- 7.1%	--	--	--		

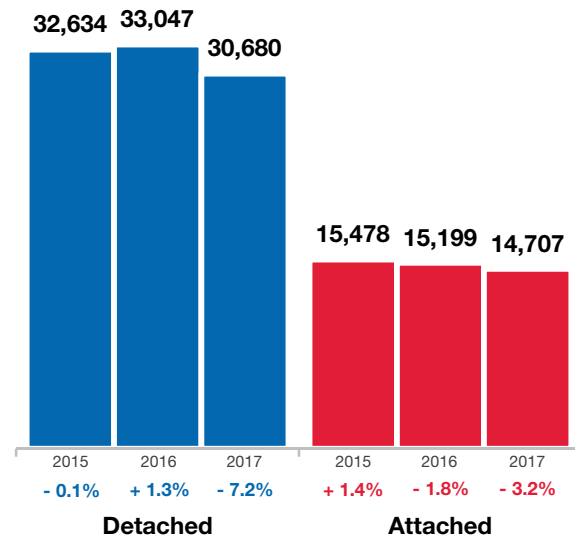
# New Listings

A count of the properties that have been newly listed on the market in a given month.

## November

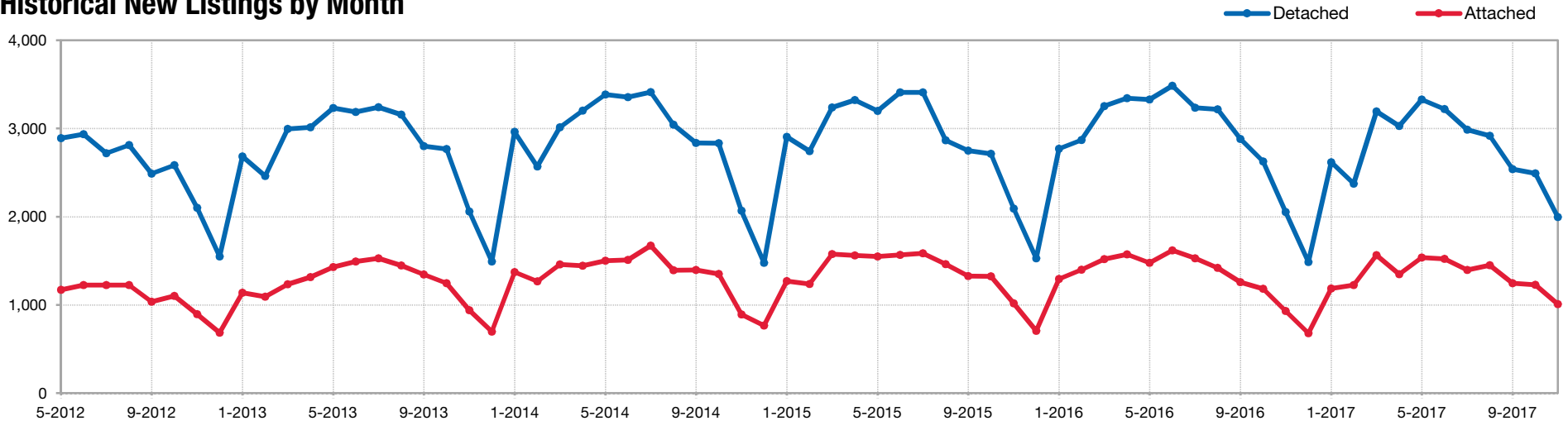


## Year to Date



	New Listings	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2016	1,485	1,485	-2.9%	679	-3.7%
Jan-2017	2,617	2,617	-5.5%	1,185	-8.4%
Feb-2017	2,373	2,373	-17.3%	1,224	-12.6%
Mar-2017	3,191	3,191	-1.8%	1,563	+3.0%
Apr-2017	3,028	3,028	-9.4%	1,349	-14.2%
May-2017	3,326	3,326	-0.1%	1,537	+4.1%
Jun-2017	3,218	3,218	-7.6%	1,521	-6.0%
Jul-2017	2,984	2,984	-7.7%	1,395	-8.8%
Aug-2017	2,916	2,916	-9.3%	1,450	+2.2%
Sep-2017	2,540	2,540	-11.8%	1,246	-1.0%
Oct-2017	2,492	2,492	-5.0%	1,228	+3.9%
<b>Nov-2017</b>	<b>1,995</b>	<b>1,995</b>	<b>-2.9%</b>	<b>1,009</b>	<b>+8.3%</b>
12-Month Avg	2,680	2,680	-7.0%	1,282	-3.3%

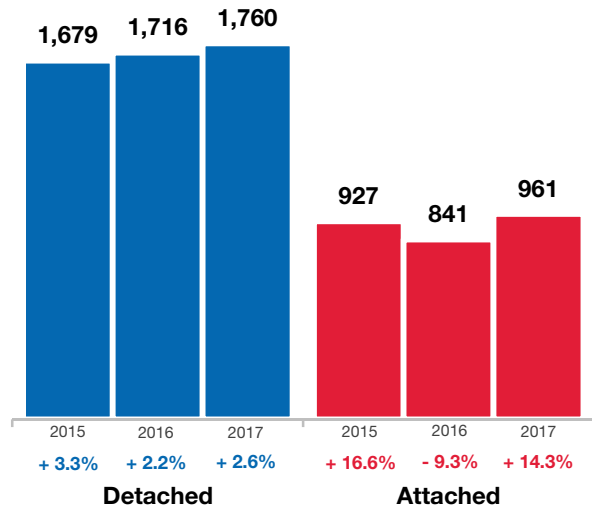
## Historical New Listings by Month



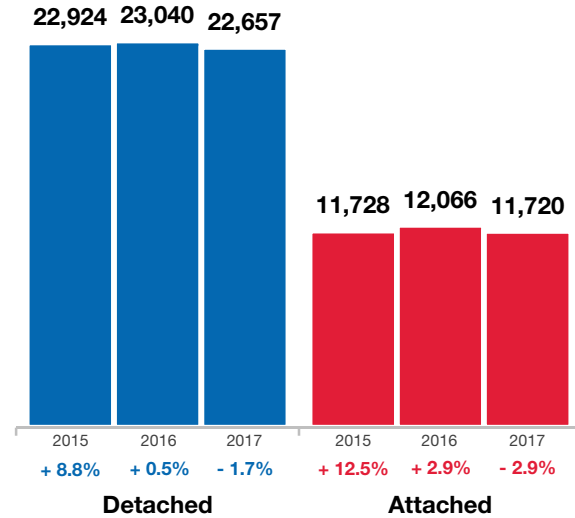
# Pending Sales

A count of the properties on which offers have been accepted in a given month.

## November

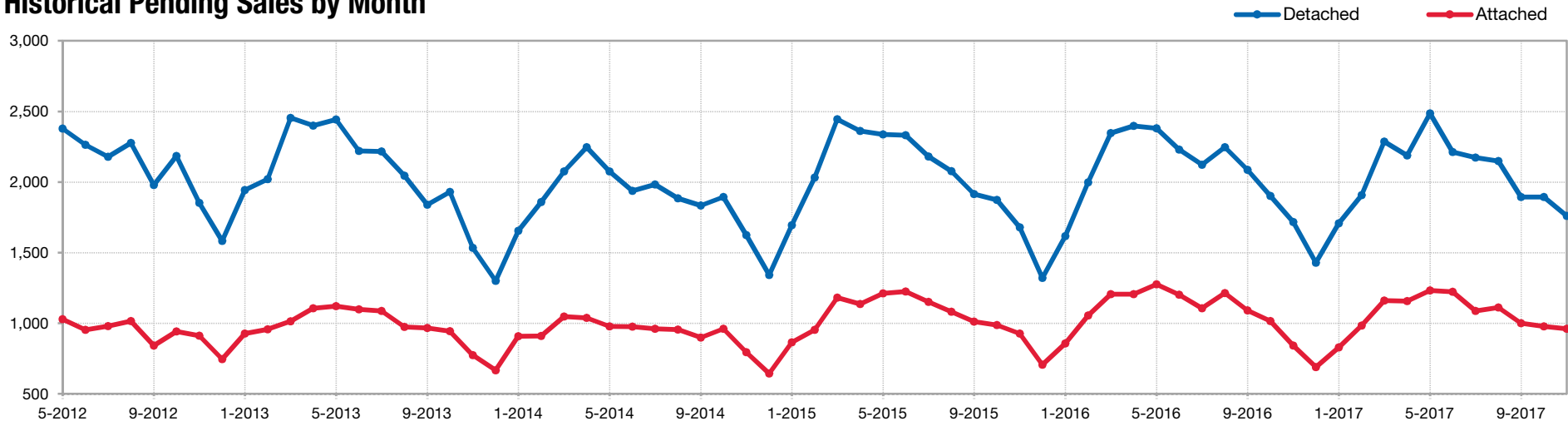


## Year to Date



Pending Sales	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2016	1,429	+8.3%	689	-2.3%
Jan-2017	1,707	+5.6%	828	-3.4%
Feb-2017	1,908	-4.5%	984	-6.6%
Mar-2017	2,287	-2.6%	1,161	-3.7%
Apr-2017	2,189	-8.7%	1,156	-4.1%
May-2017	2,486	+4.5%	1,232	-3.4%
Jun-2017	2,213	-0.7%	1,222	+1.7%
Jul-2017	2,173	+2.4%	1,087	-1.7%
Aug-2017	2,148	-4.4%	1,111	-8.5%
Sep-2017	1,893	-9.3%	1,001	-8.2%
Oct-2017	1,893	-0.5%	977	-3.8%
<b>Nov-2017</b>	<b>1,760</b>	<b>+2.6%</b>	<b>961</b>	<b>+14.3%</b>
12-Month Avg	2,030	-1.1%	1,064	-2.8%

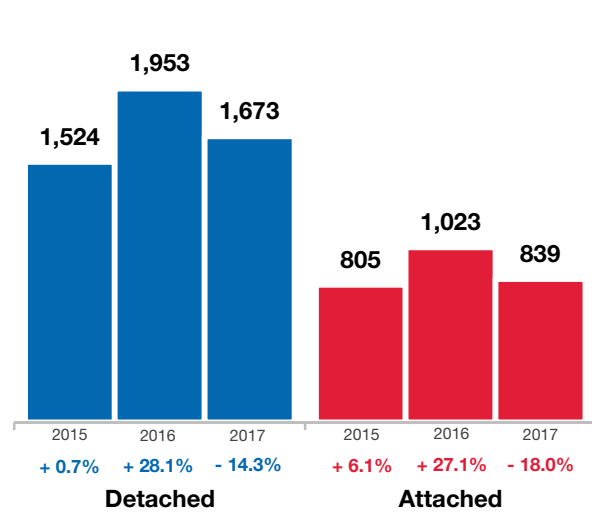
## Historical Pending Sales by Month



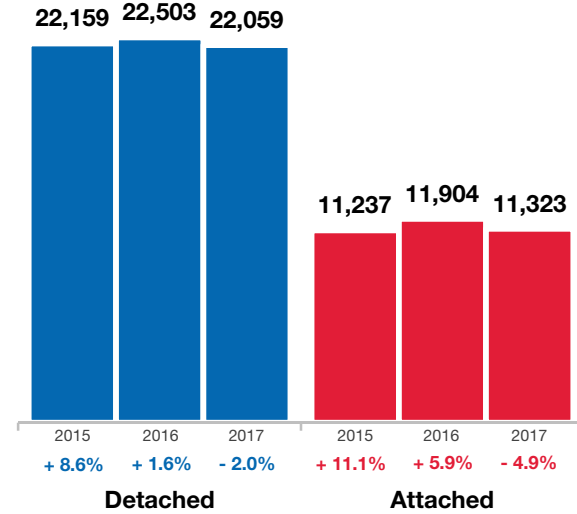
# Closed Sales

A count of the actual sales that closed in a given month.

## November

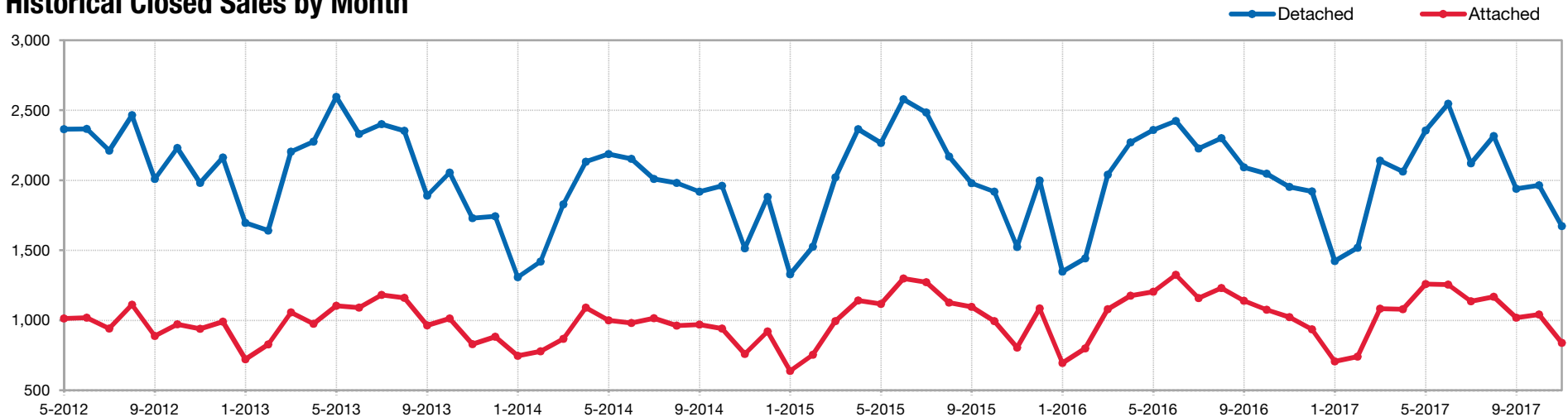


## Year to Date



	Closed Sales	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2016		1,920	-3.9%	935	-13.8%
Jan-2017		1,424	+5.6%	707	+1.6%
Feb-2017		1,518	+5.3%	741	-7.4%
Mar-2017		2,139	+4.9%	1,083	+0.4%
Apr-2017		2,063	-9.1%	1,080	-8.1%
May-2017		2,356	-0.1%	1,258	+4.6%
Jun-2017		2,546	+5.1%	1,254	-5.3%
Jul-2017		2,121	-4.8%	1,135	-2.0%
Aug-2017		2,316	+0.7%	1,167	-5.2%
Sep-2017		1,939	-7.4%	1,018	-10.7%
Oct-2017		1,964	-4.1%	1,041	-3.2%
<b>Nov-2017</b>	<b>1,673</b>	<b>1,673</b>	<b>-14.3%</b>	<b>839</b>	<b>-18.0%</b>
12-Month Avg		2,042	-2.1%	1,082	-5.6%

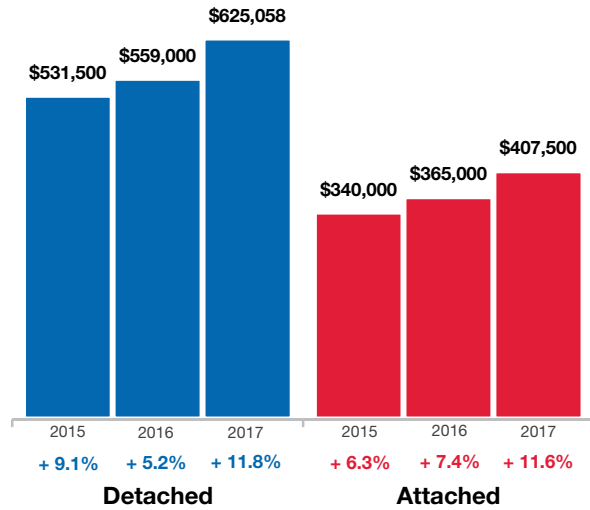
## Historical Closed Sales by Month



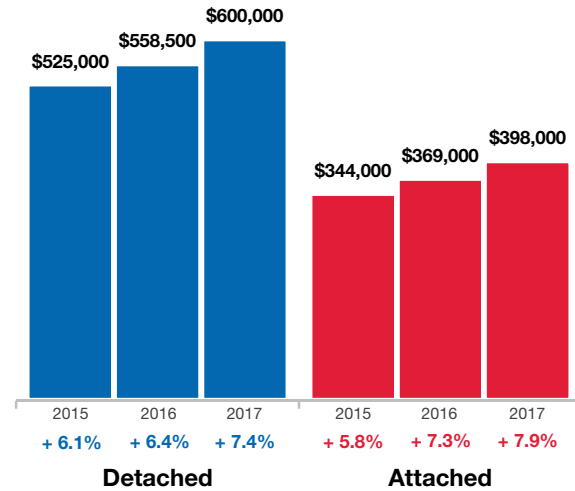
# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## November



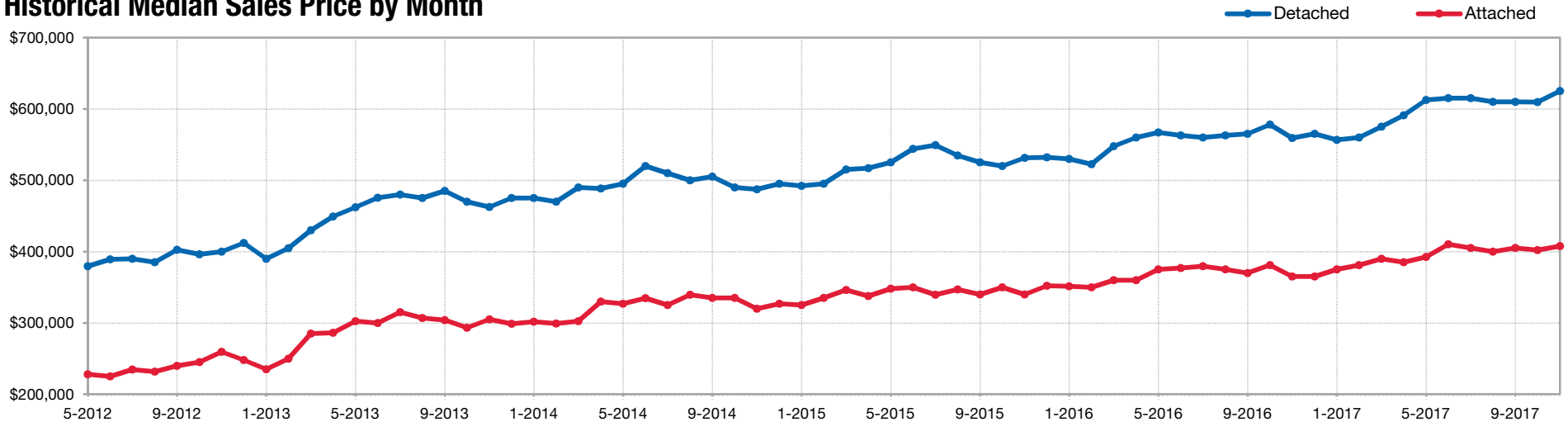
## Year to Date



Median Sales Price	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2016	\$565,000	+6.2%	\$365,000	+3.7%
Jan-2017	\$556,500	+5.0%	\$375,000	+6.7%
Feb-2017	\$560,000	+7.2%	\$381,000	+8.9%
Mar-2017	\$575,060	+5.0%	\$390,000	+8.3%
Apr-2017	\$591,000	+5.5%	\$385,000	+6.9%
May-2017	\$612,500	+8.0%	\$392,500	+4.7%
Jun-2017	\$615,000	+9.2%	\$410,348	+8.8%
Jul-2017	\$615,000	+9.8%	\$405,000	+6.7%
Aug-2017	\$610,000	+8.3%	\$400,000	+6.7%
Sep-2017	\$610,000	+8.0%	\$405,000	+9.5%
Oct-2017	\$609,500	+5.4%	\$402,000	+5.5%
<b>Nov-2017</b>	<b>\$625,058</b>	<b>+11.8%</b>	<b>\$407,500</b>	<b>+11.6%</b>
12-Month Avg*	\$555,000	+8.1%	\$367,000	+7.6%

\* Median Sales Price for all properties from December 2016 through November 2017. This is not the average of the individual figures above.

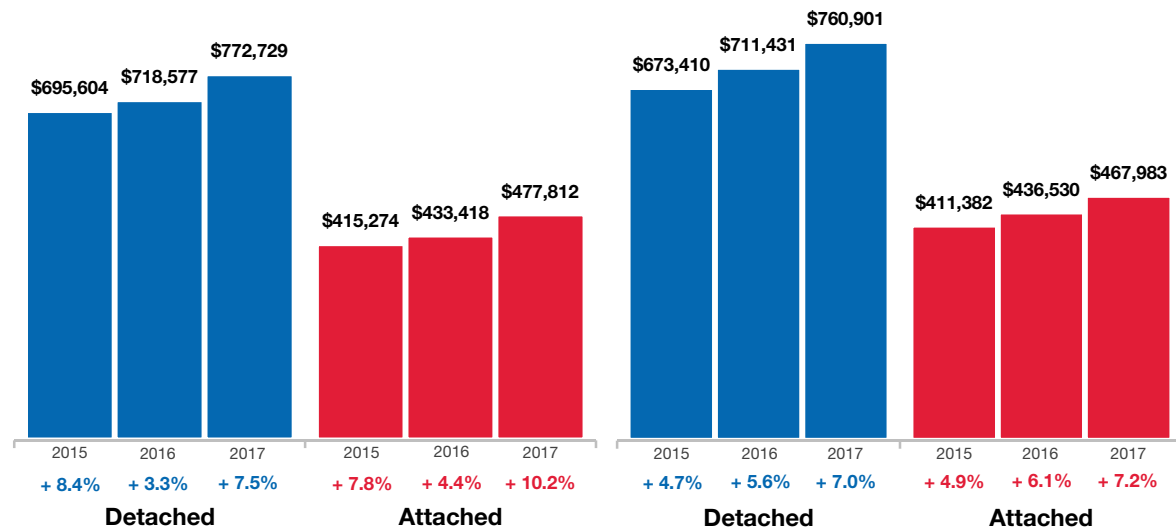
## Historical Median Sales Price by Month



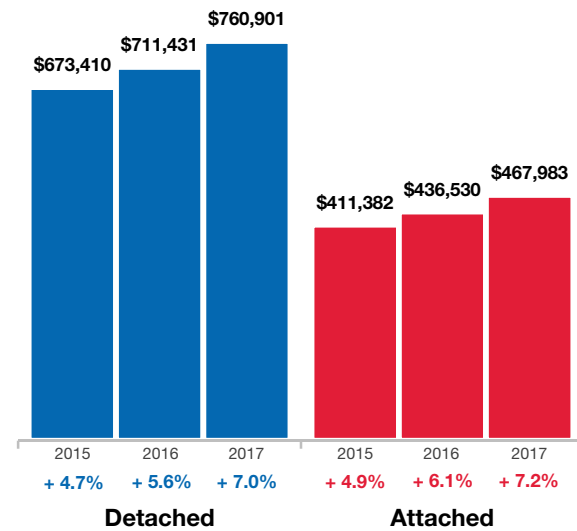
# Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

## November



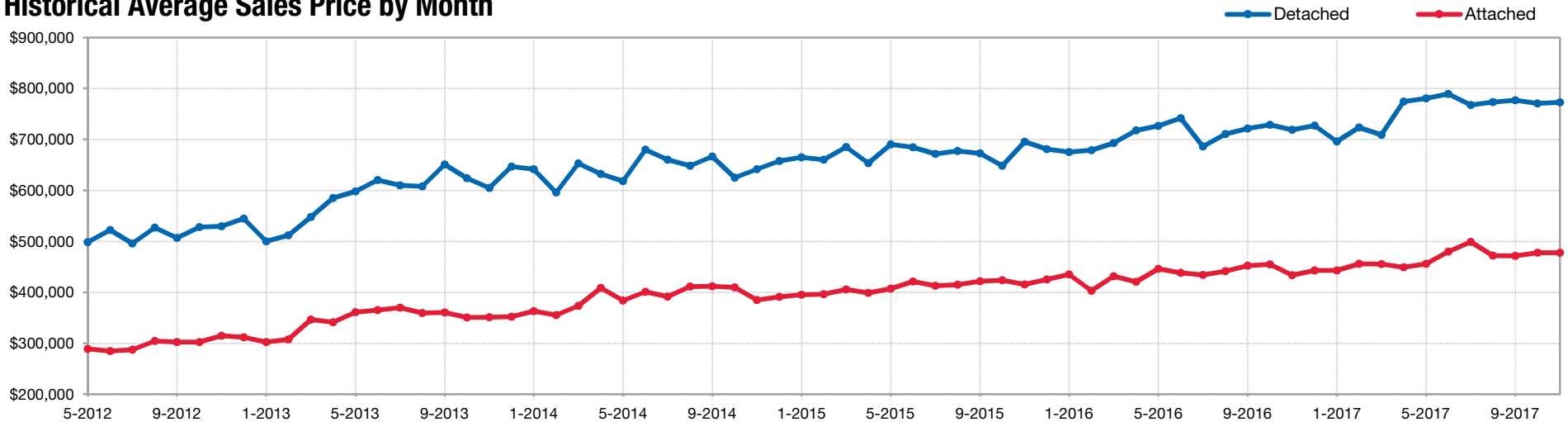
## Year to Date



Avg. Sales Price	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2016	\$726,878	+6.8%	\$443,087	+4.2%
Jan-2017	\$695,798	+3.0%	\$443,196	+1.9%
Feb-2017	\$723,550	+6.6%	\$455,984	+13.2%
Mar-2017	\$709,080	+2.4%	\$455,374	+5.6%
Apr-2017	\$774,254	+7.9%	\$448,963	+6.7%
May-2017	\$780,705	+7.5%	\$456,077	+2.2%
Jun-2017	\$789,542	+6.5%	\$479,617	+9.4%
Jul-2017	\$767,576	+11.9%	\$498,838	+14.9%
Aug-2017	\$773,429	+8.9%	\$471,750	+6.9%
Sep-2017	\$776,807	+7.7%	\$471,387	+4.3%
Oct-2017	\$770,763	+5.8%	\$477,473	+4.9%
<b>Nov-2017</b>	<b>\$772,729</b>	<b>+7.5%</b>	<b>\$477,812</b>	<b>+10.2%</b>
12-Month Avg*	\$708,931	+6.9%	\$435,592	+7.0%

\* Avg. Sales Price for all properties from December 2016 through November 2017. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

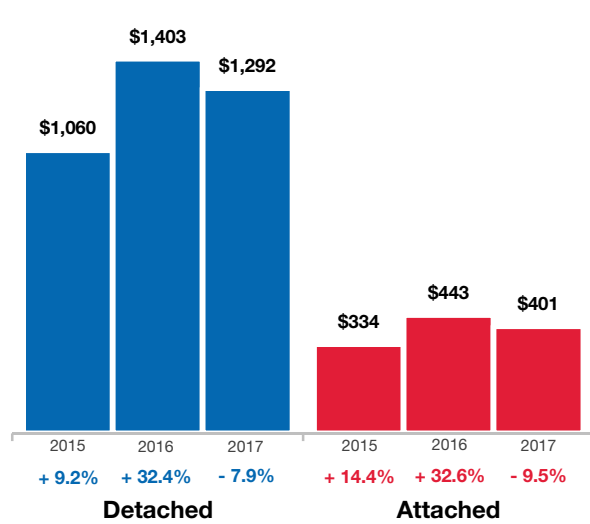




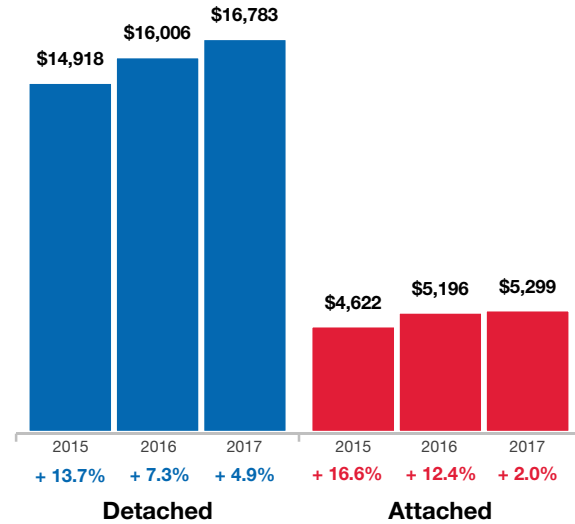
# Dollar Volume of Closed Sales (in millions)

The total dollar volume for all closed sales in a given month (in millions). Does not account for seller concessions.

## November



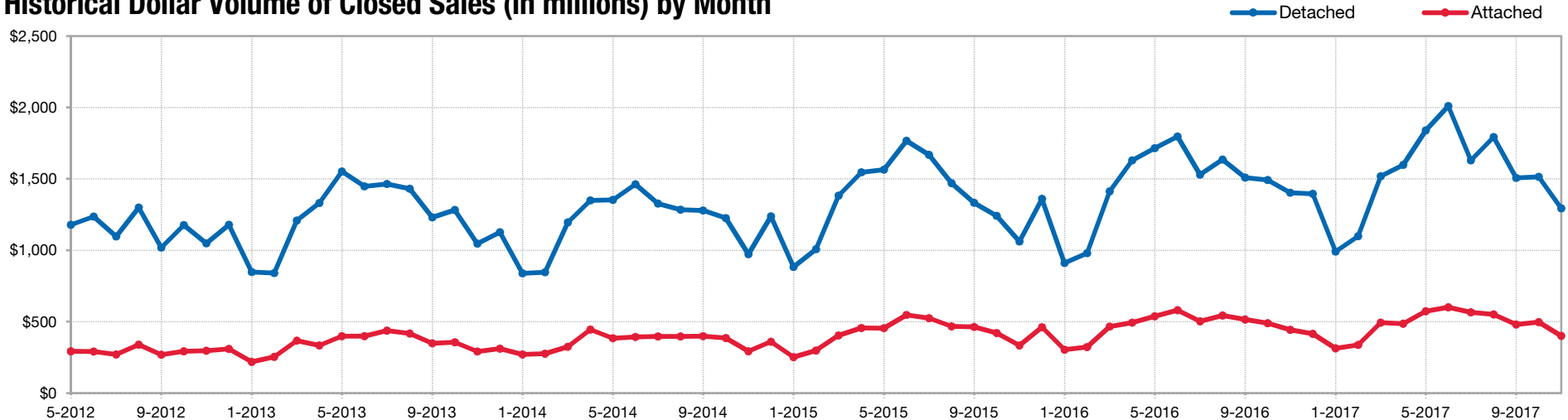
## Year to Date



\$ Volume of Closed Sales (in millions)	Year-Over-Year Change		Attached	Year-Over-Year Change
	Detached			
Dec-2016	\$1,396	+2.7%	\$414	-10.2%
Jan-2017	\$991	+8.9%	\$313	+3.3%
Feb-2017	\$1,098	+12.2%	\$338	+5.0%
Mar-2017	\$1,517	+7.4%	\$493	+6.0%
Apr-2017	\$1,597	-2.0%	\$485	-1.8%
May-2017	\$1,839	+7.3%	\$574	+6.9%
Jun-2017	\$2,009	+11.9%	\$601	+3.4%
Jul-2017	\$1,628	+6.5%	\$566	+12.5%
Aug-2017	\$1,791	+9.5%	\$551	+1.5%
Sep-2017	\$1,506	-0.2%	\$480	-6.8%
Oct-2017	\$1,514	+1.5%	\$497	+1.6%
<b>Nov-2017</b>	<b>\$1,292</b>	<b>-7.9%</b>	<b>\$401</b>	<b>-9.5%</b>
12-Month Avg*	\$1,515	+4.6%	\$476	+1.0%

\* \$ Volume of Closed Sales (in millions) for all properties from December 2016 through November 2017. This is not the average of the individual figures above.

## Historical Dollar Volume of Closed Sales (in millions) by Month

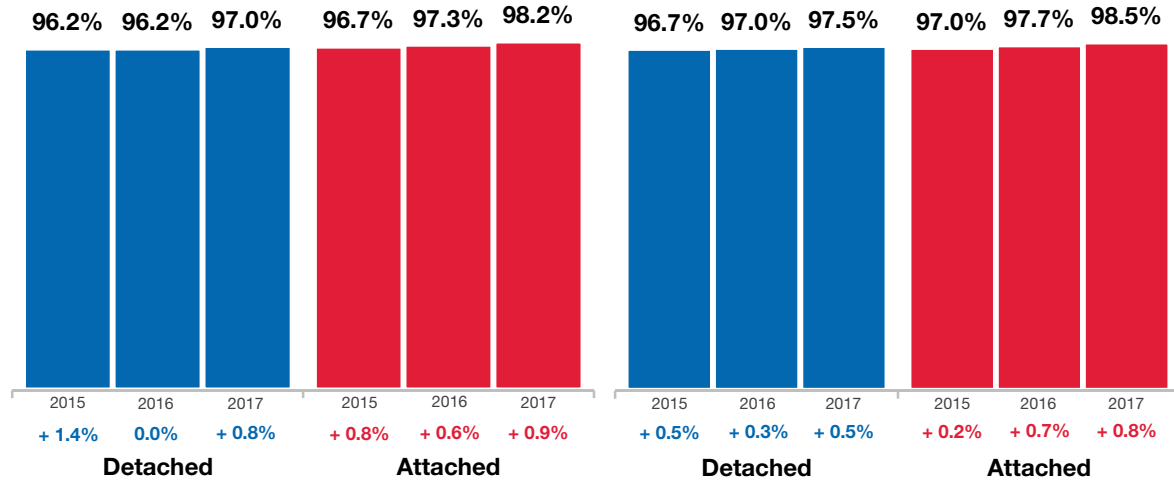


# Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## November

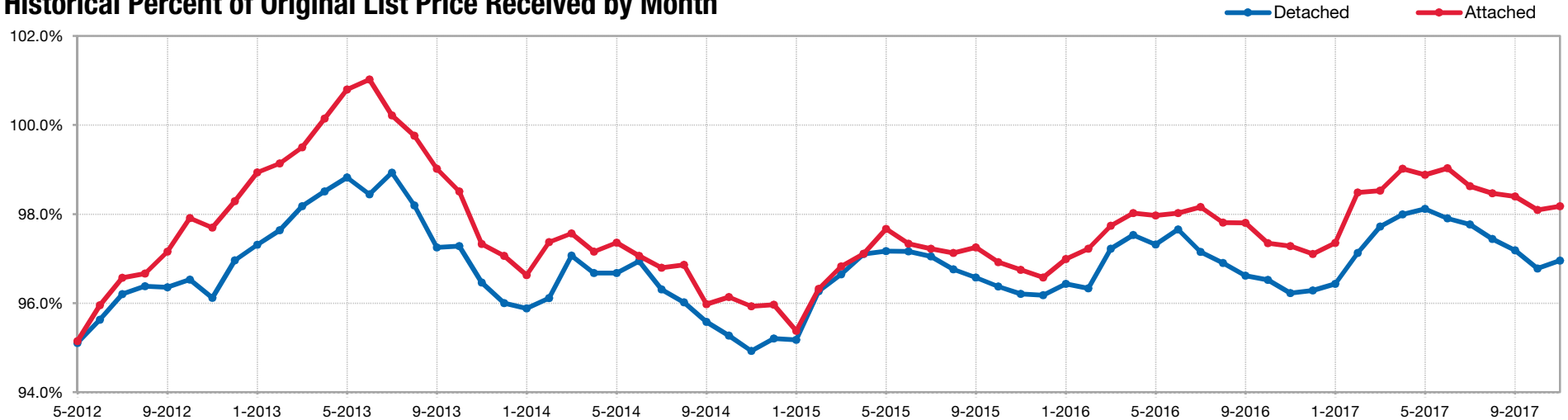
## Year to Date



Pct. of Orig. Price Received	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2016	96.3%	+0.1%	97.1%	+0.5%
Jan-2017	96.4%	0.0%	97.3%	+0.3%
Feb-2017	97.1%	+0.8%	98.5%	+1.3%
Mar-2017	97.7%	+0.5%	98.5%	+0.8%
Apr-2017	98.0%	+0.5%	99.0%	+1.0%
May-2017	98.1%	+0.8%	98.9%	+0.9%
Jun-2017	97.9%	+0.2%	99.0%	+1.0%
Jul-2017	97.8%	+0.7%	98.6%	+0.4%
Aug-2017	97.4%	+0.5%	98.5%	+0.7%
Sep-2017	97.2%	+0.6%	98.4%	+0.6%
Oct-2017	96.8%	+0.3%	98.1%	+0.8%
<b>Nov-2017</b>	<b>97.0%</b>	<b>+0.8%</b>	<b>98.2%</b>	<b>+0.9%</b>
12-Month Avg*	97.3%	+0.5%	98.3%	+0.8%

\* Pct. of Orig. Price Received for all properties from December 2016 through November 2017. This is not the average of the individual figures above.

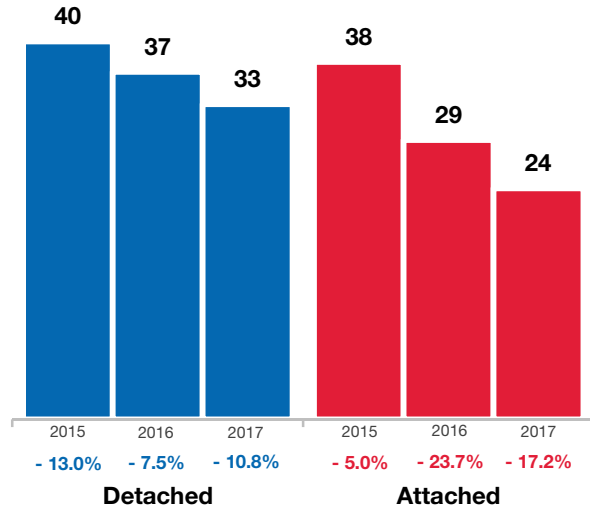
## Historical Percent of Original List Price Received by Month



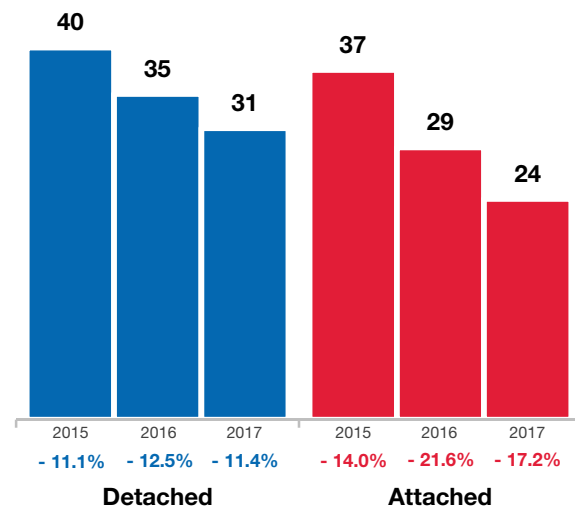
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

## November



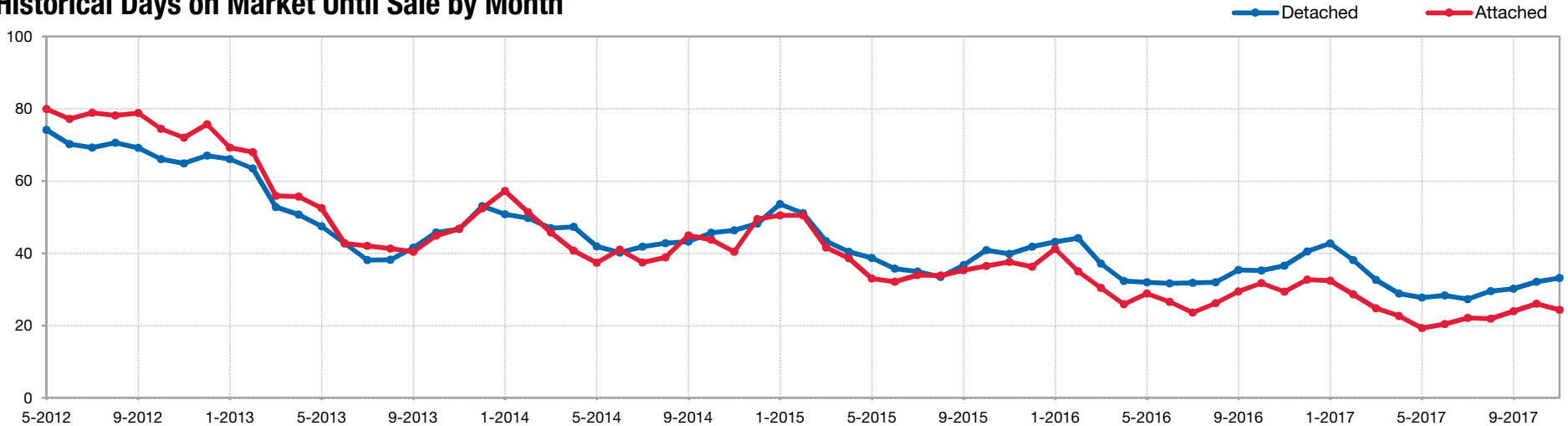
## Year to Date



Days on Market	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2016	40	-4.8%	33	-8.3%
Jan-2017	43	0.0%	32	-22.0%
Feb-2017	38	-13.6%	29	-17.1%
Mar-2017	33	-10.8%	25	-16.7%
Apr-2017	29	-9.4%	23	-11.5%
May-2017	28	-12.5%	19	-34.5%
Jun-2017	28	-12.5%	20	-25.9%
Jul-2017	27	-15.6%	22	-8.3%
Aug-2017	30	-6.3%	22	-15.4%
Sep-2017	30	-14.3%	24	-17.2%
Oct-2017	32	-8.6%	26	-18.8%
<b>Nov-2017</b>	<b>33</b>	<b>-10.8%</b>	<b>24</b>	<b>-17.2%</b>
12-Month Avg*	33	-9.8%	25	-18.1%

\* Days on Market for all properties from December 2016 through November 2017. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

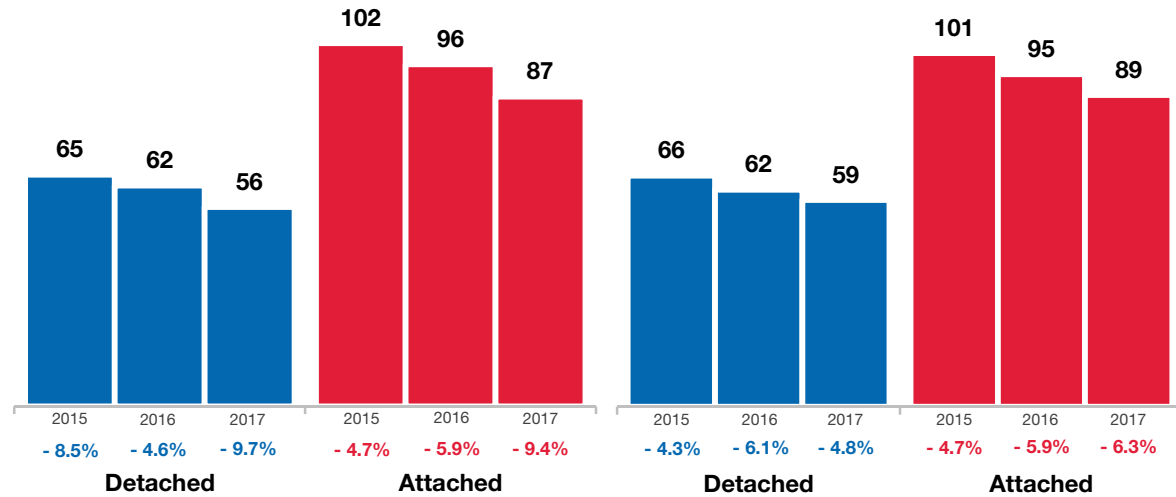


# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

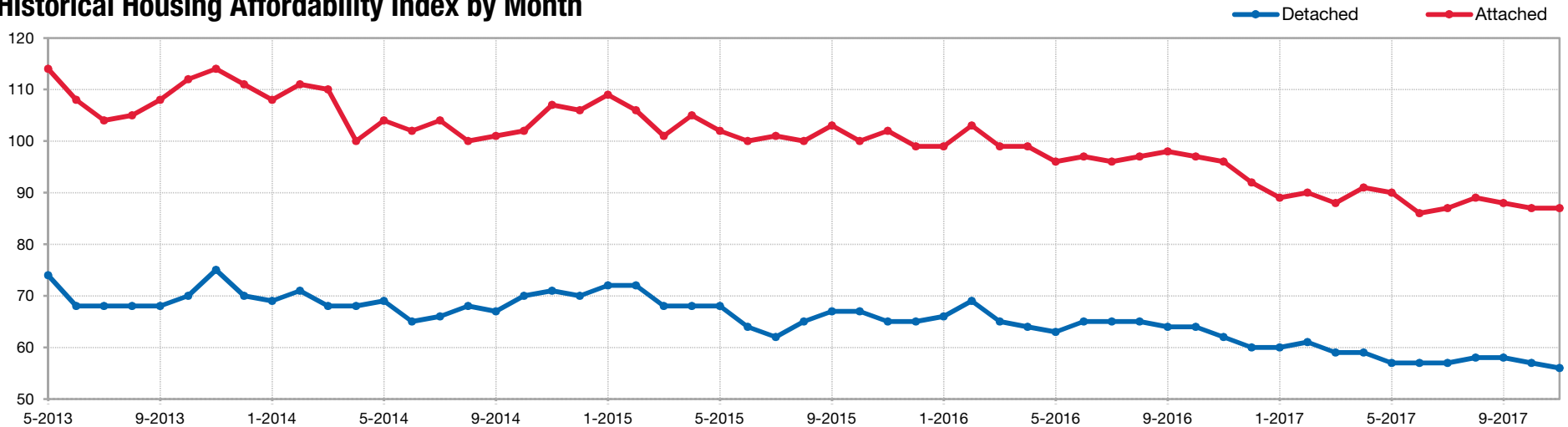
## November

## Year to Date



Affordability Index	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2016	60	-7.7%	92	-7.1%
Jan-2017	60	-9.1%	89	-10.1%
Feb-2017	61	-11.6%	90	-12.6%
Mar-2017	59	-9.2%	88	-11.1%
Apr-2017	59	-7.8%	91	-8.1%
May-2017	57	-9.5%	90	-6.3%
Jun-2017	57	-12.3%	86	-11.3%
Jul-2017	57	-12.3%	87	-9.4%
Aug-2017	58	-10.8%	89	-8.2%
Sep-2017	58	-9.4%	88	-10.2%
Oct-2017	57	-10.9%	87	-10.3%
<b>Nov-2017</b>	<b>56</b>	<b>-9.7%</b>	<b>87</b>	<b>-9.4%</b>
12-Month Avg	58	-10.0%	89	-9.5%

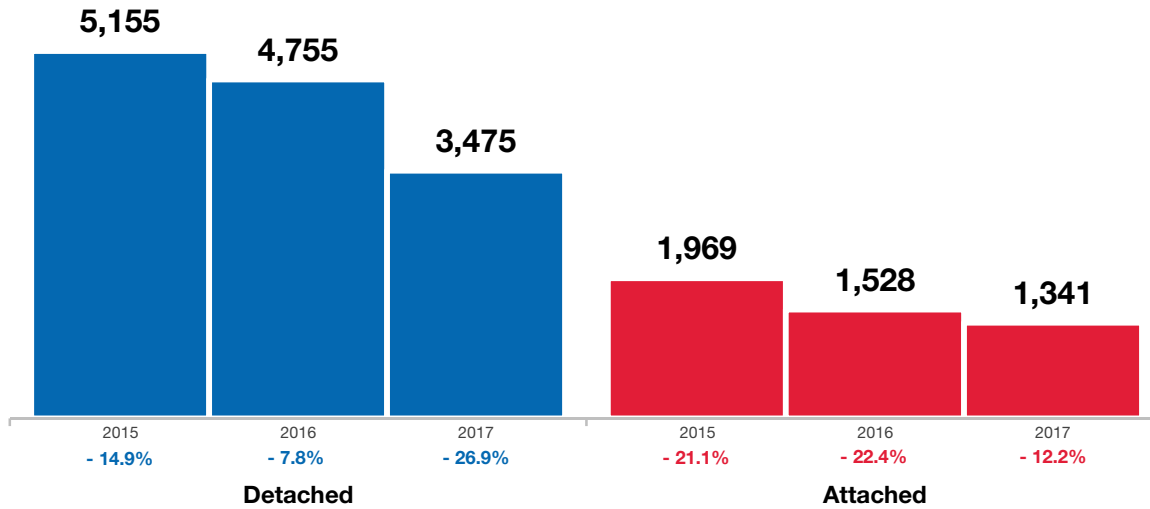
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

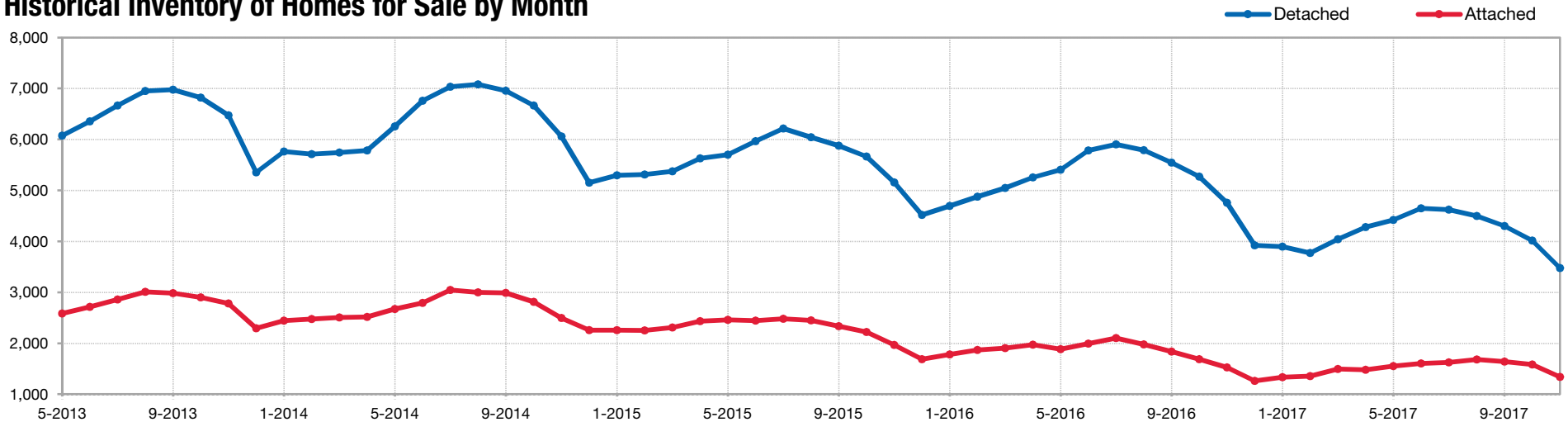
The number of properties available for sale in active status at the end of a given month.

## November



Homes for Sale	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2016	3,920	-13.3%	1,261	-25.2%
Jan-2017	3,895	-17.0%	1,336	-24.9%
Feb-2017	3,772	-22.7%	1,356	-27.5%
Mar-2017	4,039	-20.0%	1,495	-21.6%
Apr-2017	4,278	-18.6%	1,481	-24.9%
May-2017	4,418	-18.3%	1,551	-17.8%
Jun-2017	4,649	-19.6%	1,604	-19.6%
Jul-2017	4,621	-21.7%	1,623	-22.8%
Aug-2017	4,499	-22.3%	1,684	-14.7%
Sep-2017	4,301	-22.4%	1,638	-10.8%
Oct-2017	4,013	-23.8%	1,583	-6.2%
<b>Nov-2017</b>	<b>3,475</b>	<b>-26.9%</b>	<b>1,341</b>	<b>-12.2%</b>
12-Month Avg	5,237	-20.6%	1,852	-19.2%

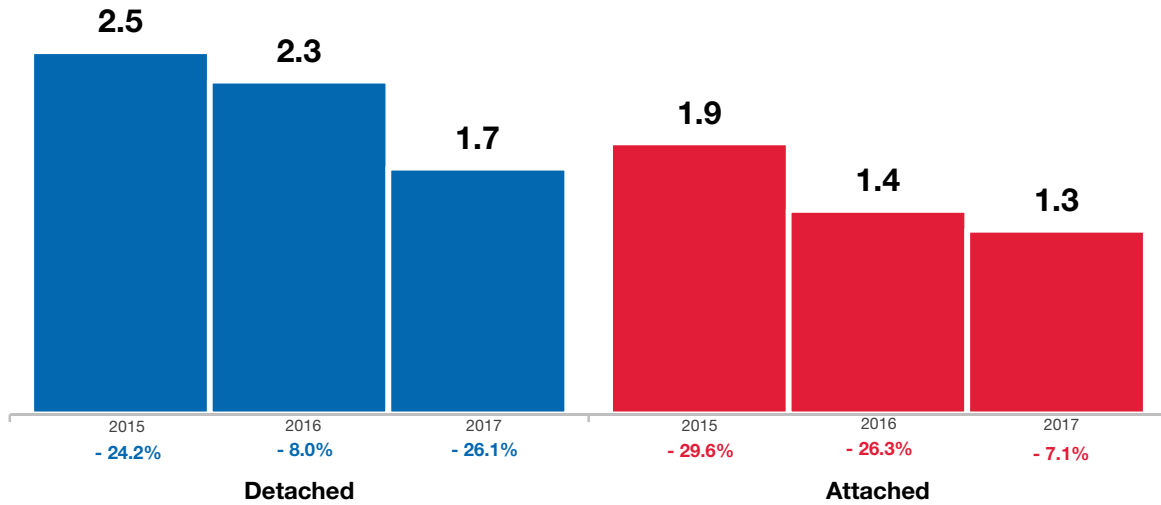
## Historical Inventory of Homes for Sale by Month



# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

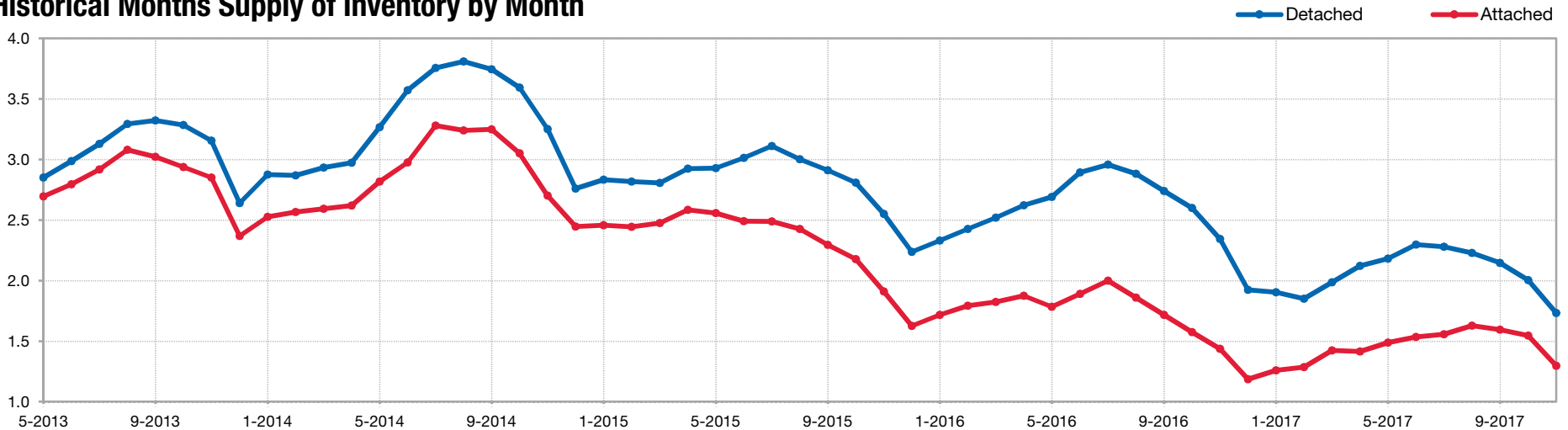
## November



Months Supply	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2016	1.9	-13.6%	1.2	-25.0%
Jan-2017	1.9	-17.4%	1.3	-23.5%
Feb-2017	1.8	-25.0%	1.3	-27.8%
Mar-2017	2.0	-20.0%	1.4	-22.2%
Apr-2017	2.1	-19.2%	1.4	-26.3%
May-2017	2.2	-18.5%	1.5	-16.7%
Jun-2017	2.3	-20.7%	1.5	-21.1%
Jul-2017	2.3	-23.3%	1.6	-20.0%
Aug-2017	2.2	-24.1%	1.6	-15.8%
Sep-2017	2.1	-22.2%	1.6	-5.9%
Oct-2017	2.0	-23.1%	1.5	-6.3%
<b>Nov-2017</b>	<b>1.7</b>	<b>-26.1%</b>	<b>1.3</b>	<b>-7.1%</b>
12-Month Avg*	2.1	-21.1%	1.4	-18.4%

\* Months Supply for all properties from December 2016 through November 2017. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars			11-2016	11-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
	11-2015	11-2016	11-2017						
<b>New Listings</b>		2,986	<b>3,004</b>	+ 0.6%	48,246	<b>45,387</b>	- 5.9%		
<b>Pending Sales</b>		2,557	<b>2,721</b>	+ 6.4%	35,106	<b>34,377</b>	- 2.1%		
<b>Closed Sales</b>		2,976	<b>2,512</b>	- 15.6%	34,407	<b>33,382</b>	- 3.0%		
<b>Median Sales Price</b>		\$495,000	<b>\$550,000</b>	+ 11.1%	\$495,000	<b>\$535,000</b>	+ 8.1%		
<b>Average Sales Price</b>		\$620,521	<b>\$674,188</b>	+ 8.6%	\$616,321	<b>\$661,539</b>	+ 7.3%		
<b>\$ Volume of Closed Sales (in millions)</b>		\$1,846	<b>\$1,693</b>	- 8.3%	\$21,202	<b>\$22,082</b>	+ 4.2%		
<b>Pct. of Orig. Price Received</b>		96.6%	<b>97.4%</b>	+ 0.8%	97.2%	<b>97.8%</b>	+ 0.6%		
<b>Days on Market</b>		34	<b>30</b>	- 11.8%	33	<b>29</b>	- 12.1%		
<b>Affordability Index</b>		70	<b>64</b>	- 8.6%	70	<b>66</b>	- 5.7%		
<b>Homes for Sale</b>		6,283	<b>4,816</b>	- 23.3%	--	--	--		
<b>Months Supply</b>		2.0	<b>1.6</b>	- 20.0%	--	--	--		