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January home sales fall, while prices remain stable, according to the Greater San Diego Association of REALTORS®

SAN DIEGO (February 7, 2018) – Resale home transactions in San Diego County fell significantly in January from December – not uncommon for the first month of a new year, according to housing statistics compiled through the Multiple Listing Service by the [Greater San Diego Association of REALTORS®](#).

The rush to close on home sales by December 31 may have factored into the drop of 25 percent in single-family home sales, and 20 percent for attached properties (condominiums and townhomes) last month. Compared to January of last year, sold listings were down 10 percent for single-family homes, and 2 percent for condos and townhomes.

The median price of resale single-family homes in January dipped 2 percent month over month, to \$595,000, but that's up 7 percent from a year ago. The median price for attached properties was \$409,000, up slightly from December, and 9 percent higher than January of last year. Properties were closing escrow during January in an average of only 33 days.

“January is usually one of the slowest months of the year for home sales,” said SDAR President Steve Fraioli. “Still, we’re looking at a good number of pending sales and new listings coming onto the market, so we are optimistic as we head toward a busier spring home-hunting season.”

In January, the zip codes in San Diego County with the most single-family home sales were:

- 92027 (Escondido East) with 40
- 92057 (Oceanside North) with 37
- 92021 (El Cajon) with 33
- 92028 (Fallbrook) with 33
- 92056 (Oceanside East) with 33

The most expensive single-family property sold in San Diego County in January was a remodeled 1965 home on Ocean Boulevard in Coronado with 80 feet of beach frontage, 5,300 square feet, 6 bedrooms, 5 baths, and a sale price was \$7.5 million.

SDAR’s housing statistics are compiled monthly from the Multiple Listing Service (MLS). Click [here](#) for a detailed look at the numbers. Here is a summary:

MEDIAN SALES PRICE Comparing January 2018 to December 2017 (month over month)

- **Single-Family: 2 percent DECREASE**

January 2018 = \$595,000
December 2017 = \$610,000

- **Condos/Townhomes: 1 percent INCREASE**
January 2018 = \$409,000
December 2017 = \$405,000

MEDIAN SALES PRICE Comparing January 2018 to January 2017 (year over year)

- **Single-Family: 7 percent INCREASE**
January 2018 = \$595,000
January 2017 = \$557,000
- **Condos/Townhomes: 9 percent INCREASE**
January 2018 = \$409,000
January 2017 = \$375,000

TOTAL SOLD LISTINGS Comparing January 2018 to December 2017 (month over month)

- **Single-Family: 25 percent DECREASE**
January 2018 = 1,280
December 2017 = 1,723
- **Condos/Townhomes: 20 percent DECREASE**
January 2018 = 696
December 2017 = 875

TOTAL SOLD LISTINGS Comparing January 2018 to January 2017 (year over year)

- **Single-Family: 10 percent DECREASE**
January 2018 = 1,280
January 2017 = 1,425
- **Condos/Townhomes: 2 percent DECREASE**
January 2018 = 696
January 2017 = 707

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The [Greater San Diego Association of REALTORS®](#) is the largest trade association in the San Diego County and the largest REALTOR® association in California. We help our members, who adhere to a code of ethics and professional standards, sell more homes. We also help people realize the dream of home ownership, and we are dedicated to protecting private property rights. You can follow SDAR on [Facebook](#), [Twitter](#) and [YouTube](#).