



Contact: editor@sdar.com or (858) 715-8045.

Home Prices Cooled in October, according to the Greater San Diego Association of REALTORS®

SAN DIEGO (November 8, 2018) – Despite the competition in the resale home market, San Diego County saw a slowdown from rising prices in October, according to housing statistics compiled through the San Diego Multiple Listing Service by the [Greater San Diego Association of REALTORS®](#).

Single-family median home prices last month leveled off at \$645,000, slightly lower than September, while prices of condominiums and townhomes (attached properties) dipped by 2.7 percent (\$418,000) in October. That's not to downplay the fact that median home prices have still increased by more than 6 percent over the past year.

Sales of single-family homes increased more than 2 percent month over month, but are down by nearly 17 percent from a year ago. Attached properties saw a nearly 9 percent increase home sales in October compared to September, yet are 15 percent lower than October of last year. For the year to date, sales of previously owned homes are off by 9 percent compared to 2017.

“The temperature of home prices seems to be cooling, which may lead to a period of calm for the rest of the year,” said SDAR President Steve Fraioli. “However, the strength of the economy and the strong job market remains great news for buyers and industries related to real estate.”

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

- 92065 (Ramona) with 43
- 92057 (Oceanside North), 92064 (Poway) and 92128 (Ranch Bernardo East), each with 40
- 92071 (Santee) and 92115 (College), both with 39
- 91977 (Spring Valley) with 38
- 92028 (Fallbrook) with 37

The most expensive single-family property sold in October in San Diego County is a 13,000-square-foot Rancho Santa Fe estate on more than five acres, built in 2003, with 7 bedrooms, 11 baths, and a sale price of \$13.3 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 October 2018 to September 2018 (month over month)

- **Single-Family: 0.4 percent DECREASE**
October 2018 = \$645,000
September 2018 = \$647,700
- **Condos/Townhomes: 2.7 percent DECREASE**
October 2018 = \$418,000
September 2018 = \$429,000

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

- **Single-Family: 6.3 percent INCREASE**
October 2018 = \$645,000
October 2017 = \$607,000
- **Condos/Townhomes: 4.5 percent INCREASE**
October 2018 = \$418,000
October 2017 = \$400,000

TOTAL SOLD LISTINGS Comparing October 2018 to September 2018 (month over month)

- **Single-Family: 2.4 percent INCREASE**
October 2018 = 1,644
September 2018 = 1,605
- **Condos/Townhomes: 8.8 percent INCREASE**
October 2018 = 892
September 2018 = 820

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

- **Single-Family: 16.8 percent DECREASE**
October 2018 = 1,644
October 2017 = 1,977
- **Condos/Townhomes: 15.3 percent DECREASE**
October 2018 = 892
October 2017 = 1,053

###

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](#).