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Homes Sales Tick Up in July, according to the Greater San Diego Association of REALTORS®

SAN DIEGO (August 7, 2019) – Sales of previously owned homes in San Diego County ticked up for midsummer, according to housing statistics compiled through the San Diego Multiple Listing Service by the [Greater San Diego Association of REALTORS®](#).

Resale single-family home purchases were up 2-and-a-half percent in July compared to June. Attached properties (condominiums and townhomes) increased by a healthy 5 percent from the previous month. Compared to July of 2018, however, home sales were down slightly last month.

Prices of resale homes dipped slightly in July, but are up for the year. The median price of a single-family home was \$655,000 last month (down 2 percent from June), and the price of attached properties in July was \$435,000 (about 1.5 percent lower). For the year-to-date, prices of all properties are 2.3 percent higher.

“The inventory of homes for sale across the county just can’t seem to jump start, although some neighborhoods have been consistently strong,” said SDAR President Kevin M. Burke, JD. “We can be thankful for the continuing economic expansion, low mortgage rates, and the recent reduction in the benchmark interest rate by the Fed.”

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

- 92028 (Fallbrook) with 58
- 92128 (Rancho Bernardo East) with 56
- 92057 (Oceanside North) and 92064 (Poway), both with 50
- 92009 (Carlsbad SE), 92065 (Ramona), and 92130 (Carmel Valley), each with 49
- 92129 (Rancho Peñasquitos) with 47

The most expensive single-family property sold in July in San Diego County is an oceanfront home in the Beach Colony of Del Mar, originally built in 1968 and rebuilt, with 2,500 square feet, 4 bedrooms, 4 bathrooms, and a sale price of \$15.4 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 July 2019 to June 2019 (month over month)

- **Single-Family: 2.2 percent DECREASE**
July 2019 = \$655,000
June 2019 = \$670,000
- **Condos/Townhomes: 1.5 percent DECREASE**
July 2019 = \$435,000
June 2019 = \$441,500

MEDIAN SALES PRICE Comparing July 2019 to July 2018 (year over year)

- **Single-Family: 0.6 percent INCREASE**
July 2019 = \$655,000
July 2018 = \$651,000
- **Condos/Townhomes: 1.2 percent INCREASE**
July 2019 = \$435,000
July 2018 = \$430,000

TOTAL SOLD LISTINGS Comparing July 2019 to June 2019 (month over month)

- **Single-Family: 2.4 percent INCREASE**
July 2019 = 2,028
June 2019 = 1,980
- **Condos/Townhomes: 5.1 percent INCREASE**
July 2019 = 1,025
June 2019 = 975

TOTAL SOLD LISTINGS Comparing July 2019 to July 2018 (year over year)

- **Single-Family: 3.3 percent DECREASE**
July 2019 = 2,028
July 2018 = 2,097
- **Condos/Townhomes: 2.8 percent DECREASE**
July 2019 = 1,025
July 2018 = 1,055

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The [Greater San Diego Association of REALTORS®](#) is the largest trade association in San Diego County and one of the largest local REALTOR® associations 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](#), [Instagram](#) and [LinkedIn](#).