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Housing Market Begins Fall Cooldown, according to the Greater San Diego Association of REALTORS®

SAN DIEGO (October 10, 2019) – Sales of previously owned homes declined in September, according to housing statistics compiled through the San Diego Multiple Listing Service by the [Greater San Diego Association of REALTORS®](#).

Single-family home sales dropped 14 percent in September, compared to August, but actually posted a 10 percent increase over September of 2018. Condominiums and townhomes (attached properties) slowed by 16 percent month over month; however, those sales numbers were also up over September of last year by nearly 7 percent. For the first three quarters of 2019, home sales are down by 3 percent compared to the same period in 2018.

Median prices have begun to waver slightly. September single-family home prices settled at \$643,000 which is 2 percent lower than August and even a slight dip from September 2018. Prices of condos and townhomes saw a nearly 5 percent reduction month over month, and lower by just under 3 percent from September 2018. Prices have still managed nearly 2 percent increase for the year to date.

“Despite the turmoil on the political field, the housing fundamentals continue to show stability,” said SDAR President Kevin M. Burke, JD. “There may be fewer homes popping up on the market, but the fall and winter months usually mean less competition – good news for buyers.”

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

- 92128 (Rancho Bernardo East) with 53
- 92127 (Rancho Bernardo West) with 51
- 92057 (Oceanside North) with 50
- 91977 (Spring Valley), 92024 (Encinitas), 92071 (Santee), all with 46
- 92028 (Fallbrook) with 45

The most expensive single-family property sold in September in San Diego County was a beachfront property in Coronado. The Cape Cod style 4,200-square-foot home with detached guest house was built in 2009, with 7 bedrooms, 9 bathrooms, and sold for more than \$23 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 September 2019 to August 2019 (month over month)

- **Single-Family: 2.0 percent DECREASE**
September 2019 = \$643,000
August 2019 = \$656,029
- **Condos/Townhomes: 4.8 percent DECREASE**
September 2019 = \$415,000
August 2019 = \$436,000

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

- **Single-Family: 0.6 percent DECREASE**
September 2019 = \$643,000
September 2018 = \$647,000
- **Condos/Townhomes: 2.8 percent DECREASE**
September 2019 = \$415,000
September 2018 = \$427,000

TOTAL SOLD LISTINGS Comparing September 2019 to August 2019 (month over month)

- **Single-Family: 14.3 percent DECREASE**
September 2019 = 1,795
August 2019 = 2,094
- **Condos/Townhomes: 16.5 percent DECREASE**
September 2019 = 886
August 2019 = 1,061

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

- **Single-Family: 10.3 percent INCREASE**
September 2019 = 1,795
September 2018 = 1,627
- **Condos/Townhomes: 6.6 percent INCREASE**
September 2019 = 886
September 2018 = 831

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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](#).