

San Diego's Existing Home Sales Jumped in March!!!!!!!!!!!!!!!!!!!!!!

Hi Guys and Gals, Below is an Article from the San Diego Association of Realtors !!!!!

I have also included another article from the San Diego Association of Realtors (Percentage of Original List Price Received)!!

Above is a Current Mortgage Rate Sheet in the Attachment!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

If You Know Anyone Interested in Selling, Buying or Just may have Questions about Real Estate Please let Me Know? Thanks,

Housing Supply Overview

A Research Tool Provided by the Greater San Diego Association of REALTORS®

March 2017

Low supply and steadily rising rates and prices have been the story so far after the first quarter of the year zipped by. The storylines are not expected to change as we work our way into the busiest months of the real estate sales cycle. For the 12-month period spanning April 2016 through March 2017, Pending Sales in San Diego County were up 2.3 percent overall. The price range with the largest gain in sales was the \$1,000,001 to \$1,250,000 range, where they increased 17.2 percent.

The overall Median Sales Price was up 6.4 percent to \$500,000. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 7.6 percent to \$375,000. The price range that tended to sell the quickest was the \$250,001 to \$500,000 range at 28 days; the price range that tended to sell the slowest was the \$1,250,001 and Above range at 61 days.

Market-wide, inventory levels were down 30.0 percent. The property type that lost the least inventory was the Single-Family Homes segment, where it decreased 28.7 percent. That amounts to 1.7 months supply for Single-Family Homes and 1.2 months supply for Condos - Townhomes.

Quick Facts

+ 17.2% **+ 6.9%** **+ 2.7%**

Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$1,000,001 to \$1,250,000	3,001 Sq Ft and Above	Single-Family Homes

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

Pending Sales	2
Closed Sales	3
Median Sales Price	4
Percent of Original List Price Received	5
Days on Market Until Sale	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

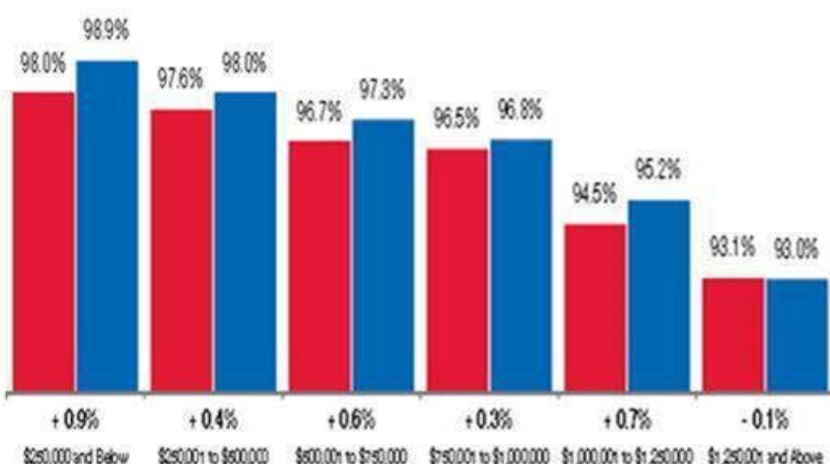


Percent of Original List Price Received

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. Based on a rolling 12-month average.

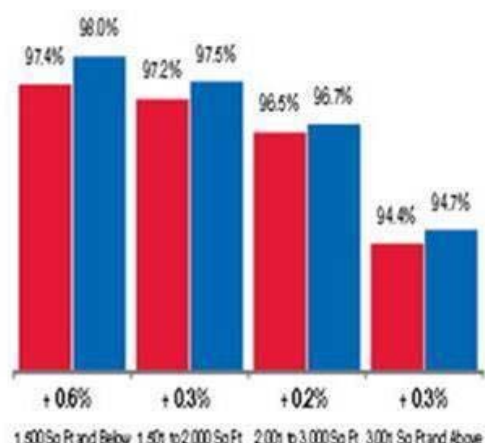
By Price Range

■ 03-2016 ■ 03-2017



By Square Feet

■ 03-2016 ■ 03-2017



All Properties

By Price Range	03-2016	03-2017	Change
\$250,000 and Below	98.0%	98.9%	+0.9%
\$250,001 to \$500,000	97.6%	98.0%	+0.4%
\$500,001 to \$750,000	96.7%	97.3%	+0.6%
\$750,001 to \$1,000,000	96.5%	96.8%	+0.3%
\$1,000,001 to \$1,250,000	94.5%	95.2%	+0.7%
\$1,250,001 and Above	93.1%	93.0%	-0.1%
All Price Ranges	96.9%	97.3%	+0.4%

Single-Family Homes

03-2016	03-2017	Change	03-2016	03-2017	Change
93.3%	91.6%	-1.8%	96.6%	97.5%	+0.9%
97.3%	97.5%	+0.2%	97.6%	98.2%	+0.6%
97.2%	97.6%	+0.4%	97.2%	97.9%	+0.7%
96.5%	97.0%	+0.5%	96.3%	96.7%	+0.4%
94.8%	95.1%	+0.3%	94.3%	94.3%	0.0%
94.1%	93.9%	-0.2%	94.6%	94.4%	-0.2%
96.8%	97.0%	+0.2%	97.2%	97.8%	+0.6%

Condos - Townhomes

By Square Feet	03-2016	03-2017	Change
1,500 Sq Ft and Below	97.4%	98.0%	+0.6%
1,501 to 2,000 Sq Ft	97.2%	97.5%	+0.3%
2,001 to 3,000 Sq Ft	96.5%	96.7%	+0.2%
3,001 Sq Ft and Above	94.4%	94.7%	+0.3%
All Square Footage	96.9%	97.3%	+0.4%

03-2016	03-2017	Change	03-2016	03-2017	Change
97.6%	97.9%	+0.3%	97.3%	98.0%	+0.7%
97.2%	97.5%	+0.3%	97.0%	97.5%	+0.5%
96.6%	96.7%	+0.1%	96.6%	96.7%	+0.1%
94.5%	94.7%	+0.2%	90.8%	92.6%	+2.0%
96.8%	97.0%	+0.2%	97.2%	97.8%	+0.6%





Contact: editor@sdar.com

March home sales spring ahead, according to the Greater San Diego Association of REALTORS®

Median prices continue steady rise

SAN DIEGO (April 7, 2017) – Sales of existing homes in San Diego County jumped in March, after a lackluster February, according to housing statistics compiled from the Multiple Listing Service by the [Greater San Diego Association of REALTORS®](#)

Single-family home sales in March soared 35 percent compared to February, and condominium and townhome sales rose nearly 40 percent. For the first quarter of 2017, sales are up slightly compared to the first quarter of 2016.

In March, the price of all resale properties grew by 2 percent in a month, with the single-family median price standing at \$575,030, and condos/townhomes reaching \$390,500. The year-over-year price increase is 5 percent for single-family homes, and 8 percent for attached homes.

The supply of resale properties on the market edged up slightly to 1.6 months, although five to six months is considered a healthy level. Homes were selling in March in an average of only 31 days.

“Spring is the busiest time for home buyers and sellers,” said SDAR President Bob Kevane. “We can expect strong home sales and steady appreciation, and hopefully that will encourage more people to test the waters to find or move up to their dream home.”

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

- 92028 (Fallbrook) with 60
- 92057 (Oceanside North) with 59
- 92127 (Rancho Bernardo West) with 56
- 92114 (Encanto) with 54
- 92128 (Rancho Bernardo East) and 91977 (Spring Valley), both with 52

The most expensive property sold in the county last month was a 10,500-square-foot, 5-bedroom, 9-bath estate in Rancho Santa Fe, built in 1986, with a price \$5.7 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 March 2017 to February 2017 (month over month)

- **Single-Family: 2 percent INCREASE**
March 2017 = \$575,030
February 2017 = \$563,000
- **Condos/Townhomes: 2 percent INCREASE**
March 2017 = \$390,500
February 2017 = \$383,500

MEDIAN SALES PRICE Comparing March 2017 to March 2016 (year over year)

- **Single-Family: 5 percent INCREASE**
March 2017 = \$575,030
March 2016 = \$547,500
- **Condos/Townhomes: 8 percent INCREASE**
March 2017 = \$390,500
March 2016 = \$360,000

TOTAL SOLD LISTINGS Comparing March 2017 to February 2017 (month over month)

- **Single-Family: 35 percent INCREASE**
March 2017 = 2,012
February 2017 = 1,495
- **Condos/Townhomes: 40 percent INCREASE**
March 2017 = 1,019
February 2017 = 729

TOTAL SOLD LISTINGS Comparing March 2017 to March 2016 (year over year)

- **Single-Family: 1 percent DECREASE**
March 2017 = 2,012
March 2016 = 2,037
- **Condos/Townhomes: 5 percent DECREASE**
March 2017 = 1,019
March 2016 = 1,077

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With 14,000 members, the [Greater San Diego Association of REALTORS®](#) is the largest trade association in the county. 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](#).