

# Sales Prices Still Increasing!!!!!!!!!!!!!! San Diego's Inventory Levels have Significantly Decreased from April 2016 to April 2017, See Report Below!!!! It's a GREAT TIME TO SELL!!!!!!!!!!!!!!!!!!!!

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 (Months of Supply)!!

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®

### April 2017

Spring is in the air, and housing activity is heightening. There appear to be more buyers out on the prowl, given the fact that sales prices are still going up while the number of days a house is on the market continues to drop. This is a recipe for a seller's market. For the 12-month period spanning May 2016 through April 2017, Pending Sales in San Diego County were up 1.1 percent overall. The price range with the largest gain in sales was the \$1,000,001 to \$1,250,000 range, where they increased 19.1 percent.

The overall Median Sales Price was up 6.3 percent to \$505,000. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 7.7 percent to \$377,000. 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 Or More range at 60 days.

Market-wide, inventory levels were down 28.0 percent. The property type that lost the least inventory was the Single-Family Homes segment, where it decreased 26.0 percent. That amounts to 1.9 months supply for Single-Family Homes and 1.2 months supply for Condos - Townhomes.

### Quick Facts

**+ 19.1%**      **+ 4.9%**      **+ 1.6%**

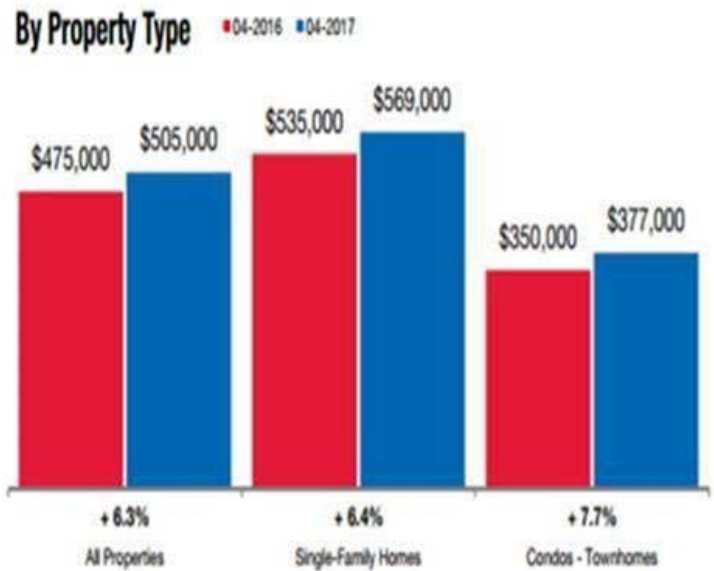
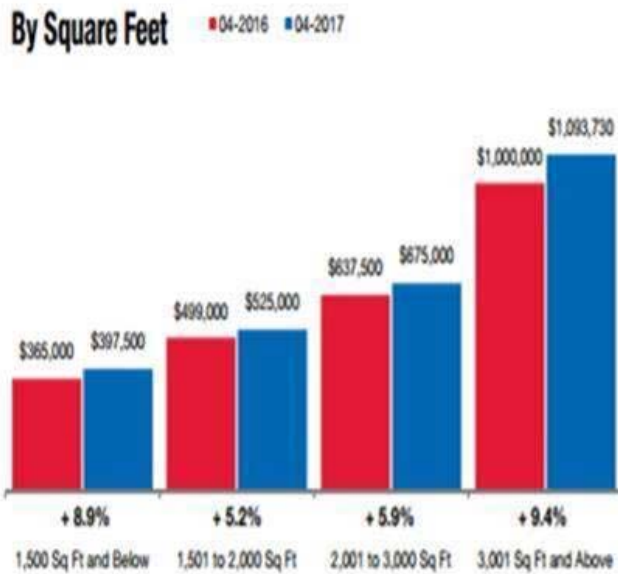
Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$1,000,001 to \$1,250,000	3,001 Sq Ft and Above	Single-Family Homes

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

# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month. Based on a rolling 12-month median.



By Square Feet	All Properties			Single-Family Homes			Condos - Townhomes		
	04-2016	04-2017	Change	04-2016	04-2017	Change	04-2016	04-2017	Change
1,500 Sq Ft and Below	\$365,000	\$397,500	+ 8.9%	\$410,000	\$435,000	+ 6.1%	\$319,000	\$345,000	+ 8.2%
1,501 to 2,000 Sq Ft	\$499,000	\$525,000	+ 5.2%	\$496,000	\$525,000	+ 5.8%	\$505,000	\$535,000	+ 5.9%
2,001 to 3,000 Sq Ft	\$637,500	\$675,000	+ 5.9%	\$630,000	\$665,000	+ 5.6%	\$852,500	\$875,000	+ 2.6%
3,001 Sq Ft and Above	\$1,000,000	\$1,093,730	+ 9.4%	\$999,000	\$1,090,000	+ 9.1%	\$1,832,000	\$2,815,000	+ 53.7%
<b>All Square Footage</b>	<b>\$475,000</b>	<b>\$505,000</b>	<b>+ 6.3%</b>	<b>\$535,000</b>	<b>\$569,000</b>	<b>+ 6.4%</b>	<b>\$350,000</b>	<b>\$377,000</b>	<b>+ 7.7%</b>

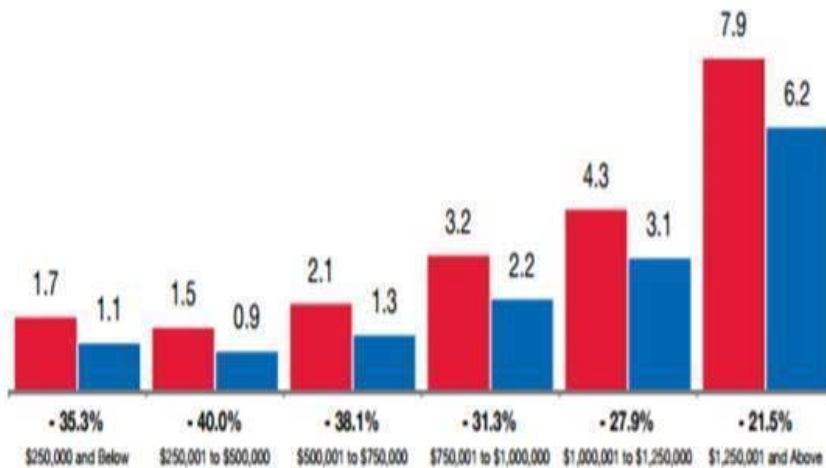


# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.

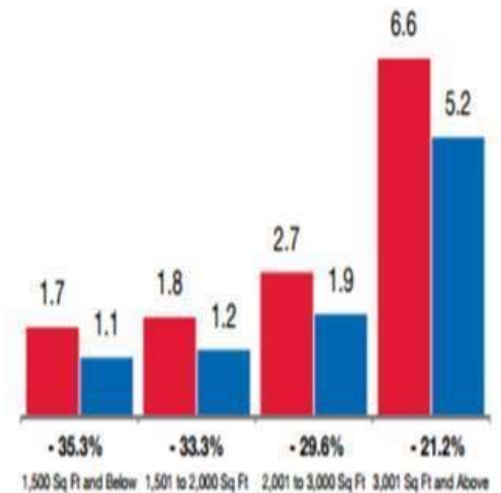
## By Price Range

■ 04-2016 ■ 04-2017



## By Square Feet

■ 04-2016 ■ 04-2017



### All Properties

By Price Range	04-2016	04-2017	Change
\$250,000 and Below	1.7	1.1	-35.3%
\$250,001 to \$500,000	1.5	0.9	-40.0%
\$500,001 to \$750,000	2.1	1.3	-38.1%
\$750,001 to \$1,000,000	3.2	2.2	-31.3%
\$1,000,001 to \$1,250,000	4.3	3.1	-27.9%
\$1,250,001 and Above	7.9	6.2	-21.5%
<b>All Price Ranges</b>	<b>2.4</b>	<b>1.7</b>	<b>-29.2%</b>

### Single-Family Homes

04-2016	04-2017	Change	04-2016	04-2017	Change
3.7	2.8	-24.3%	1.5	0.9	-40.0%
1.5	0.9	-40.0%	1.5	0.9	-40.0%
2.1	1.3	-38.1%	2.1	1.3	-38.1%
3.1	2.1	-32.3%	4.2	2.7	-35.7%
4.3	3.0	-30.2%	4.5	4.1	-8.9%
8.2	6.4	-22.0%	5.9	5.3	-10.2%
<b>2.6</b>	<b>1.9</b>	<b>-26.9%</b>	<b>1.9</b>	<b>1.2</b>	<b>-36.8%</b>

### Condos - Townhomes

By Square Feet	04-2016	04-2017	Change
1,500 Sq Ft and Below	1.7	1.1	-35.3%
1,501 to 2,000 Sq Ft	1.8	1.2	-33.3%
2,001 to 3,000 Sq Ft	2.7	1.9	-29.6%
3,001 Sq Ft and Above	6.6	5.2	-21.2%
<b>All Square Footage</b>	<b>2.4</b>	<b>1.7</b>	<b>-29.2%</b>

04-2016	04-2017	Change	04-2016	04-2017	Change
1.6	1.1	-31.3%	1.7	1.1	-35.3%
1.7	1.1	-35.3%	2.2	1.6	-27.3%
2.6	1.8	-30.8%	4.2	3.1	-26.2%
6.6	5.1	-22.7%	8.4	8.8	+4.8%
<b>2.6</b>	<b>1.9</b>	<b>-26.9%</b>	<b>1.9</b>	<b>1.2</b>	<b>-36.8%</b>

