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Median price rose nearly 20 percent in 2013, according to Greater San Diego Association of REALTORS®

Number of home sales comparable to 2012

SAN DIEGO – January 9, 2014: The year 2013 saw a 20 percent gain in the median price of all existing homes in San Diego County, according to the regional housing statistics from the [Greater San Diego Association of REALTORS®](#) (SDAR).

Broken down by property types, single-family home prices rose 19 percent during 2013 – a median price of \$457,000. Condo and townhome prices increased by nearly 29 percent, reflected by a 2013 median price of \$295,000. The total number of home sales last year was 36,240, virtually the same as 2012.

The December median price of single-family homes in San Diego County was \$478,500, a rise of 2 percent from the previous month, and nearly 14 percent from December 2012. The median price of condos and townhomes in December (\$300,000) was down slightly from November, but is 19 percent higher than the same time last year.

The number of single-family home sales in December was down only slightly from November, but condo and townhomes saw a healthy 6 percent increase in December sales over the previous month. Sales were down, however, from one year ago.

“We can breathe a sigh of relief as we look back at the 2013 housing market,” said 2014 SDAR President Leslie Kilpatrick. “Strength and stability are what we can hope for in 2014.”

In December, the zip codes with the most sales of single-family homes include: 92028/Fallbrook – 53; 92057/Oceanside – 42; 92128/Rancho Bernardo – 41; and four zip codes posted 37 sales: 92021/El Cajon, 92056/Oceanside, 92114/Encanto, and 92127/Rancho Bernardo.

The most expensive San Diego County listing sold last month: A 5-bedroom, 5-bath, 8,500-square-foot home in La Jolla that sold for \$16.25 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 December 2013 to November 2013

- **Single-Family: 2 percent INCREASE**
December 2013 = \$478,500
November 2013 = \$469,000
- **Condos/Townhomes: 3 percent DECREASE**
December 2013 = \$300,000
November 2013 = \$310,000

MEDIAN SALES PRICE Comparing December 2013 to December 2012

- **Single-Family: 14 percent INCREASE**
December 2013 = \$478,500
December 2012 = \$418,000
- **Condos/Townhomes: 19 percent INCREASE**
December 2013 = \$300,000
December 2012 = \$253,000

TOTAL SOLD LISTINGS Comparing December 2013 to November 2013

- **Single-Family: 1 percent DECREASE**
December 2013 = 1,591
November 2013 = 1,609
- **Condos/Townhomes: 6 percent INCREASE**
December 2013 = 809
November 2013 = 761

TOTAL SOLD LISTINGS Comparing December 2013 to December 2012

- **Single-family: 21 percent DECREASE**
December 2013 = 1,591
December 2012 = 2,004
- **Condos/Townhomes: 10 percent DECREASE**
December 2013 = 809
December 2012 = 897

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With roughly 12,000 members, [the Greater San Diego Association of REALTORS®](#) is the largest trade association in the county. Our REALTORS® adhere to a code of ethics and professional standards above and beyond the norm. We help our members sell more homes. We 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](#).