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Home sales, prices and inventory are up, according to new statistics from the Greater San Diego Association of REALTORS®

Increases mean more people are putting their home on the market

SAN DIEGO – August 9, 2013: Resale home sales in San Diego County picked up in July as did the number of listings on the market, according to the latest housing statistics from the [Greater San Diego Association of REALTORS®](#) (SDAR).

Compared to June, resale home sales were up 5 percent in July as the summer buying season hit full swing. Sales of condos and townhomes also increased – more than 8 percent compared to June, and an impressive 23 percent from a year ago.

The median price of single-family homes sold in July was at \$485,000, virtually unchanged from June, but up a whopping 23 percent from a year ago. Condos and townhomes saw a median price of \$320,000 in July – an increase of 6 percent over the previous month, and an astounding 36 percent from a year ago.

The increases mean more people are putting their homes on the market. By the end of July, the inventory of previously owned homes throughout the county surpassed 6,000 for the first time in a year.

“This is tremendous news,” SDAR President Linda Lee said. “Sales are up. Prices are up. Inventory is up. Everything is moving in the right direction and the fact that banks continue to be vigilant in who they lend money to means we’re not seeing the market trends that lead to a housing bubble. This is strong growth backed by a strong market and an improving economy.”

In July, the zip codes with the most sales of single-family homes include: 92127/Rancho Bernardo – 76; 92098/Carlsbad – 69; 92064/Poway – 61; 92056/Oceanside – 58; and 92026/Escondido – 54.

The most expensive San Diego County listing sold last month: A 4-bedroom, 6-bath, 9,000-square-foot Rancho Santa Fe home that sold for \$6 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 2013 to June 2013

- **Single-Family: 1 percent INCREASE**
July 2013 = \$485,000
June 2013 = \$481,000
- **Condos/Townhomes: 6 percent INCREASE**
July 2013 = \$320,000
June 2013 = \$301,000

MEDIAN SALES PRICE Comparing July 2013 to July 2012

- **Single-Family: 23 percent INCREASE**
July 2013 = \$485,000
July 2012 = \$395,000
- **Condos/Townhomes: 36 percent INCREASE**
July 2013 = \$320,000
July 2012 = \$234,990

TOTAL SOLD LISTINGS Comparing July 2013 to June 2013

- **Single-Family: 5 percent INCREASE**
July 2013 = 2,253
June 2013 = 2,145
- **Condos/Townhomes: 8 percent INCREASE**
July 2013 = 1,088
June 2013 = 1,003

TOTAL SOLD LISTINGS Comparing July 2013 to July 2012

- **Single-family: 9 percent INCREASE**
July 2013 = 2,253
July 2012 = 2,062
- **Condos/Townhomes: 23 percent INCREASE**
July 2013 = 1,088
July 2012 = 881

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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](#).