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Home sales rise in October, according to statistics from the Greater San Diego Association of REALTORS®

Prices dip slightly from previous month

SAN DIEGO – November 8, 2013: Sales of previously owned homes in San Diego County rebounded in October, according to the regional housing statistics from the [Greater San Diego Association of REALTORS® \(SDAR\)](#).

Single-family resale home sales rose 9 percent in October, compared to September, but were down nearly 8 percent from October of last year. Attached homes (condominiums and townhomes) increased nearly 5 percent in October, and were 7 percent higher than October 2012.

The median price of single-family homes sold in October was \$475,000, dipping more than 2 percent from September, but remain about 19 percent higher than October of last year. The median price of resale condos and townhomes in October was \$296,000, down 3 percent from September, but still 20 percent higher than October 2012.

The number of single-family homes and condos for sale has leveled off at 7,000 in San Diego County, indicating about 2-1/2 months of inventory. Resale properties are spending an average of 49 days on the market, meaning they are moving over 30 percent faster than a year ago.

“All signs point to a healthy San Diego real estate market going into the end of 2013,” said SDAR President Linda Lee. “While we may not see the dramatic sale numbers and price increases of prior months, indications are that 2013 will shape up to be a good year, setting the stage for a more stable housing market in 2014.”

In October, the zip codes with the most sales of single-family homes include: 92028/Fallbrook – 57; 92009/Carlsbad – 54; 92057/Oceanside – 50; 92057/Oceanside – 44; 92078/San Marcos – 44.

The most expensive San Diego County listing sold last month: A 4-bedroom, 6-bath, 4,000-square-foot Del Mar home that sold for \$18.75 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 October 2013 to September 2013

- **Single-Family: 2 percent DECREASE**
October 2013 = \$475,000
September 2013 = \$486,500
- **Condos/Townhomes: 3 percent DECREASE**
October 2013 = \$296,000
September 2013 = \$305,000

MEDIAN SALES PRICE Comparing October 2013 to October 2012

- **Single-Family: 19 percent INCREASE**
October 2013 = \$475,000
October 2012 = \$400,000
- **Condos/Townhomes: 20 percent INCREASE**
October 2013 = \$296,000
October 2012 = \$246,000

TOTAL SOLD LISTINGS Comparing October 2013 to September 2013

- **Single-Family: 9 percent INCREASE**
October 2013 = 1,906
September 2013 = 1,742
- **Condos/Townhomes: 5 percent INCREASE**
October 2013 = 944
September 2013 = 901

TOTAL SOLD LISTINGS Comparing October 2013 to October 2012

- **Single-family: 8 percent DECREASE**
October 2013 = 1,906
October 2012 = 2,071
- **Condos/Townhomes: 7 percent INCREASE**
October 2013 = 944
October 2012 = 882

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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](#).