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September: Home sales dropped, prices were up slightly and inventory grew, according to Greater San Diego Association of REALTORS®

SAN DIEGO (October 9, 2013) --- Homes sales in San Diego County dropped in September, according to new regional housing statistics from the [Greater San Diego Association of REALTORS®](http://www.sdar.com) (SDAR).

Single-family resale home sales decreased 20 percent compared to the previous month, and nearly 8 percent from a year ago. Attached homes (condominiums and townhomes) saw a drop of nearly 17 percent compared to the previous month, but up nearly 9 percent from last year.

The median price of single-family homes sold stood at \$486,500 in September, up about a percent from August, and 20 percent higher than September 2012. Condos and townhomes saw a September median price of \$305,000, down somewhat from August; compared to last September, condo/townhome prices are up 27 percent.

There are more than 7,000 homes and condos for sale in San Diego County. It's been a year and a half since inventory levels have been that high. On average, resale properties are on the market a month and a half before closing escrow.

"We typically see a drop in sales after the summer selling months, which were really strong," said Linda Lee, SDAR's Board President. "I'm very encouraged by the inventory levels. The market has room for more homes but these new inventory figures are really nice to see, especially for buyers."

In September, the zip codes with the most sales of single-family homes include: 92057/Oceanside – 51; 92028/Fallbrook – 44; 92127/Rancho Bernardo – 43; 92128/Rancho Bernardo – 42; 92064/Poway – 42.

The most expensive San Diego County listing sold last month was a 6-bedroom, 8-bath, 14,800-square-foot La Jolla home that sold for \$18.5 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 September 2013 to August 2013

- **Single-Family: 0.7 percent INCREASE**
September 2013 = \$486,500
August 2013 = \$483,000

- **Condos/Townhomes: 1.6 percent DECREASE**
September 2013 = \$305,000
August 2013 = 310,000

MEDIAN SALES PRICE Comparing September 2013 to September 2012

- **Single-Family: 20 percent INCREASE**
September 2013 = \$486,500
September 2012 = \$405,000
- **Condos/Townhomes: 27 percent INCREASE**
September 2013 = \$305,000
September 2012 = \$240,000

TOTAL SOLD LISTINGS Comparing September 2013 to August 2013

- **Single-Family: 20 percent DECREASE**
September 2013 = 1,742
August 2013 = 2,188
- **Condos/Townhomes: 17 percent DECREASE**
September 2013 = 901
August 2013 = 1,084

TOTAL SOLD LISTINGS Comparing September 2013 to September 2012

- **Single-family: 8 percent DECREASE**
September 2013 = 1,742
September 2012 = 1,888
- **Condos/Townhomes: 9 percent INCREASE**
September 2013 = 901
September 2012 = 829

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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](#), [LinkedIn](#), and [YouTube](#)