



Contact: Stephanie Pac, (858) 715-8003 spac@sdar.com

Local home sales, prices level off, according to statistics from the Greater San Diego Association of REALTORS®

More homes continue to enter the market

SAN DIEGO – September 9, 2013: Resale home sales in San Diego County slowed in August, according to the latest regional housing statistics from the [Greater San Diego Association of REALTORS®](#) (SDAR).

Sales of single-family home sales in August decreased by about 3 percent compared to July, while sales of condos and townhomes were virtually unchanged. Compared to August of last year, single-family home sales were down, but condos and townhomes saw an increase of nearly 7 percent.

The median price of single-family homes sold in August was \$483,000, down slightly from July, but still 23 percent higher than a year ago. For attached properties, the median price stood at \$310,000, down about 3 percent from the previous month, but up 29 percent from last August.

More sellers are entering the market, records show. More than 6,600 homes are for sale in San Diego County. Inventory levels haven't been that high for about 15 months. However, there's still only about 2 months of housing inventory available. Five to 6 months is considered a healthy level.

"Interest rates are still at historic lows," said Linda Lee, SDAR's Board President. "That, combined with the increases in inventory, means the San Diego real estate market remains very active for buyers and sellers."

In August, the zip codes with the most sales of single-family homes include: 92028/Fallbrook – 62; 92127/Rancho Bernardo – 59; 92024/Encinitas – 57; 92064/Poway – 54; and 92009/Carlsbad – 52.

The most expensive San Diego County listing sold last month: A 6-bedroom, 7-bath, 9,100-square-foot La Jolla home that sold for \$13.8 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 August 2013 to July 2013

- **Single-Family: 0.4 percent DECREASE**
August 2013 = \$483,000
July 2013 = \$485,000
- **Condos/Townhomes: 3 percent DECREASE**
August 2013 = 310,000
July 2013 = \$320,000

MEDIAN SALES PRICE Comparing August 2013 to August 2012

- **Single-Family: 23 percent INCREASE**

August 2013 = \$483,000

August 2013 = \$392,250

- **Condos/Townhomes: 29 percent INCREASE**

August 2013 = \$310,000

August 2012 = \$240,000

TOTAL SOLD LISTINGS Comparing August 2013 to July 2013

- **Single-Family: 3 percent DECREASE**

August 2013 = 2,188

July 2013 = 2,253

- **Condos/Townhomes: 0.4 percent DECREASE**

August 2013 = 1,084

July 2013 = 1,088

TOTAL SOLD LISTINGS Comparing August 2013 to August 2012

- **Single-family: 3 percent DECREASE**

August 2013 = 2,188

August 2012 = 2,250

- **Condos/Townhomes: 7 percent INCREASE**

August 2013 = 1,084

August 2012 = 1,017

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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](#).