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Local home sales increased in February, according to Greater San Diego Association of REALTORS®

Median home price of \$470,000 virtually unchanged from previous month

SAN DIEGO (March 7, 2014) --- Sales of previously owned homes throughout San Diego County rose in February and prices continued to stabilize, according to new housing statistics from the [Greater San Diego Association of REALTORS®](#) (SDAR).

Sales of single-family homes increased 8 percent in February, but were still about 12 percent lower than February of 2013. Condominium and townhome sales were up nearly 6 percent from the previous month, but also were lower than a year ago.

The median price of existing single-family homes stood at \$470,000 last month – down only slightly from January, but 15 percent higher than February of 2013. For condos and townhomes, the median price in February was hovering at about \$300,000, which is nearly 20 percent higher than a year ago.

“As we would expect to see following a seasonally-slow January, home sales started to pick up in February,” said Leslie Kilpatrick, 2014 SDAR President. “I’m hoping and anticipating we will see For Sale signs blossom as we head into spring.”

In February, the zip codes with the most sales of single-family homes included: 92114 (Encanto) – 44; 91977 (Spring Valley) – 41; 92028 (Fallbrook) – 41; 92065 (Ramona) – 32; and 92019 (El Cajon) – 31.

The most expensive San Diego County listing sold last month: A 3-bedroom, 3-bath, 1,840-square-foot home in Del Mar that sold for \$7.5 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 February 2014 to January 2014

- **Single-Family: 1 percent DECREASE**
February 2014 = \$470,000
January 2014 = \$475,000
- **Condos/Townhomes: 2 percent DECREASE**
February 2014 = 299,900
January 2014 = \$305,000

MEDIAN SALES PRICE Comparing February 2014 to February 2013

- **Single-Family: 15 percent INCREASE**
February 2014 = \$470,000

February 2013 = \$410,000

- **Condos/Townhomes: 20 percent INCREASE**

February 2014 = \$299,900

February 2013 = \$250,000

TOTAL SOLD LISTINGS Comparing February 2014 to January 2014

- **Single-Family: 8 percent INCREASE**

February 2014 = 1,334

January 2014 = 1,231

- **Condos/Townhomes: 6 percent INCREASE**

February 2014 = 721

January 2014 = 683

TOTAL SOLD LISTINGS Comparing February 2014 to February 2013

- **Single-family: 12 percent DECREASE**

February 2014 = 1,334

February 2013 = 1,508

- **Condos/Townhomes: 5 percent DECREASE**

February 2014 = 721

February 2013 = 762

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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](#).