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Winter blues hit January home sales, according to the Greater San Diego Association of REALTORS®

SAN DIEGO (February 9, 2017) – Resale home transactions in San Diego County fell significantly in January compared to December – a common seasonal trend, according to housing statistics from the [Greater San Diego Association of REALTORS®](#)

The desire to close on home sales by December 31 factored into the drop of 30 percent in single-family home sales, and a drop of 27 percent in attached properties (condominiums and townhomes) in January 2017. Compared to the same month a year ago, sold listings were down less than 1 percent for single-family homes, but nearly 4 percent for condos and townhomes.

The median price of resale single family homes in January dipped by about 2 percent compared to December, standing at nearly \$560,000. The attached property median price was \$378,750, posting almost a 4 percent increase from the prior month. Together, prices for all sale properties are up 7.5 percent from a year ago.

The supply of resale properties on the market held at 1.5 months. (Five to six months is considered a healthy level.) Homes were on the market for an average of 39 days in January.

“January is most often a slow month for home sales following the holidays and the end of the tax year,” said SDAR President Bob Kevane, “not to mention the welcome and ample rain may have kept people from venturing out to open houses. Spring will be here soon enough, and that’s when the market tends to heat up.”

In January, the zip codes in San Diego County with the most single-family home sales were:

- 92028 (Fallbrook) with 39
- 92127 (Rancho Bernardo West) with 37
- 92027 (Escondido East) with 36
- 92009 (Carlsbad Southeast) with 36
- 92065 (Ramona) with 35

The most expensive property sold in the county last month was a 12,000-square-foot, 7-bedroom, 10-bath, Rancho Santa Fe estate, built in 1994, with a price of just over \$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 January 2017 to December 2016 (month over month)

- **Single-Family: 2 percent DECREASE**
January 2017 = \$559,500
December 2016 = \$569,450
- **Condos/Townhomes: 4 percent INCREASE**
January 2017 = \$378,750
December 2016 = \$365,000

MEDIAN SALES PRICE Comparing January 2017 to January 2016 (year over year)

- **Single-Family: 6 percent INCREASE**
January 2017 = \$559,500
January 2016 = \$530,000
- **Condos/Townhomes: 8 percent INCREASE**
January 2017 = \$378,750
January 2016 = \$351,540

TOTAL SOLD LISTINGS Comparing January 2017 to December 2016 (month over month)

- **Single-Family: 30 percent DECREASE**
January 2017 = 1,338
December 2016 = 1,902
- **Condos/Townhomes: 27 percent DECREASE**
January 2017 = 670
December 2016 = 920

TOTAL SOLD LISTINGS Comparing January 2017 to January 2016 (year over year)

- **Single-Family: 1 percent DECREASE**
January 2017 = 1,338
January 2016 = 1,348
- **Condos/Townhomes: 4 percent DECREASE**
January 2017 = 670
January 2016 = 696

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With more than 13,000 members, the [Greater San Diego Association of REALTORS®](#) is the largest trade association in the county. We help our members, who adhere to a code of ethics and professional standards, sell more homes. We also 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](#).