

Local Market Update for October 2018

A Research Tool Provided by the Greater San Diego Association of REALTORS®

91910

Chula Vista North

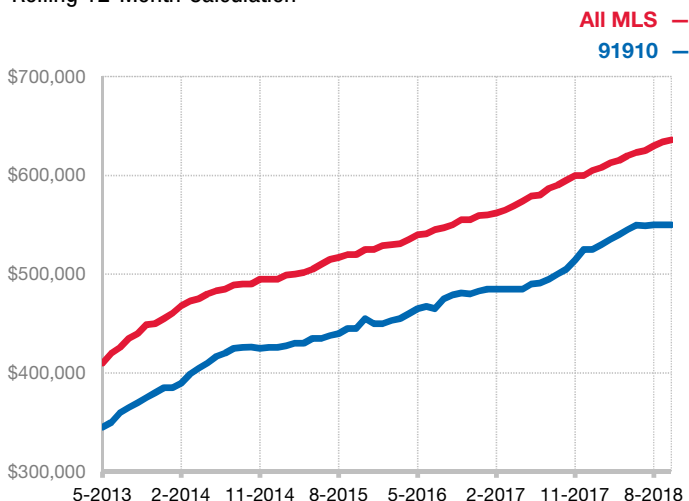
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	31	39	+ 25.8%	482	441	- 8.5%
Pending Sales	26	27	+ 3.8%	367	307	- 16.3%
Closed Sales	36	25	- 30.6%	368	289	- 21.5%
Median Sales Price*	\$532,000	\$589,000	+ 10.7%	\$515,000	\$550,000	+ 6.8%
Percent of Original List Price Received*	97.2%	96.9%	- 0.3%	97.2%	98.2%	+ 1.0%
Days on Market Until Sale	27	27	0.0%	30	20	- 33.3%
Inventory of Homes for Sale	43	61	+ 41.9%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	14	16	+ 14.3%	163	155	- 4.9%
Pending Sales	15	11	- 26.7%	137	117	- 14.6%
Closed Sales	9	16	+ 77.8%	130	118	- 9.2%
Median Sales Price*	\$416,500	\$340,000	- 18.4%	\$350,000	\$367,000	+ 4.9%
Percent of Original List Price Received*	101.6%	97.4%	- 4.1%	98.7%	98.2%	- 0.5%
Days on Market Until Sale	18	33	+ 83.3%	24	26	+ 8.3%
Inventory of Homes for Sale	14	24	+ 71.4%	--	--	--
Months Supply of Inventory	1.1	2.1	+ 90.9%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

