

Local Market Update for January 2019

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

91911

Chula Vista South

Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	46	33	- 28.3%	46	33	- 28.3%
Pending Sales	27	22	- 18.5%	27	22	- 18.5%
Closed Sales	24	15	- 37.5%	24	15	- 37.5%
Median Sales Price*	\$487,500	\$467,000	- 4.2%	\$487,500	\$467,000	- 4.2%
Percent of Original List Price Received*	95.7%	95.9%	+ 0.2%	95.7%	95.9%	+ 0.2%
Days on Market Until Sale	27	28	+ 3.7%	27	28	+ 3.7%
Inventory of Homes for Sale	47	42	- 10.6%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--

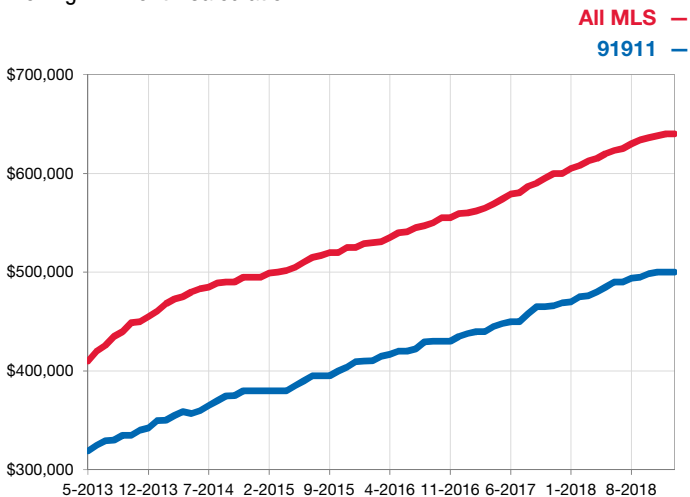
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	16	18	+ 12.5%	16	18	+ 12.5%
Pending Sales	7	13	+ 85.7%	7	13	+ 85.7%
Closed Sales	6	10	+ 66.7%	6	10	+ 66.7%
Median Sales Price*	\$323,000	\$345,000	+ 6.8%	\$323,000	\$345,000	+ 6.8%
Percent of Original List Price Received*	100.8%	96.9%	- 3.9%	100.8%	96.9%	- 3.9%
Days on Market Until Sale	16	36	+ 125.0%	16	36	+ 125.0%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--

* 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

