

# Local Market Update for April 2018

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

## 91911

### Chula Vista South

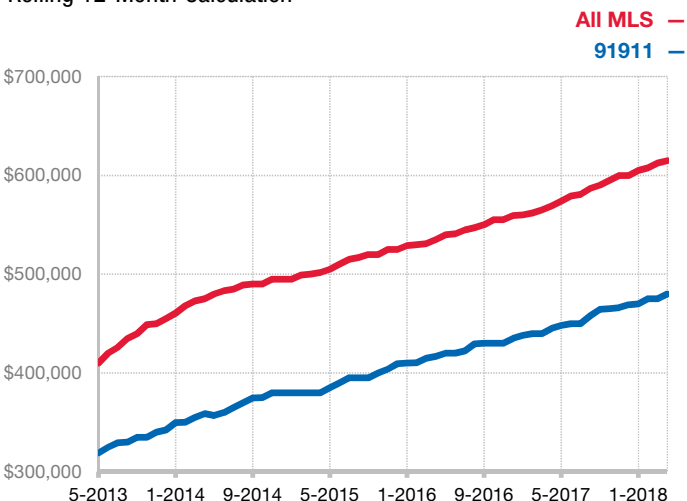
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
<b>Key Metrics</b>						
New Listings	39	37	- 5.1%	163	162	- 0.6%
Pending Sales	30	31	+ 3.3%	133	122	- 8.3%
Closed Sales	42	32	- 23.8%	137	107	- 21.9%
Median Sales Price*	\$455,000	<b>\$487,500</b>	+ 7.1%	\$455,000	<b>\$494,000</b>	+ 8.6%
Percent of Original List Price Received*	98.6%	<b>98.0%</b>	- 0.6%	98.3%	<b>97.6%</b>	- 0.7%
Days on Market Until Sale	21	19	- 9.5%	29	22	- 24.1%
Inventory of Homes for Sale	49	50	+ 2.0%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

\* 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	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
<b>Key Metrics</b>						
New Listings	11	14	+ 27.3%	50	61	+ 22.0%
Pending Sales	7	18	+ 157.1%	48	52	+ 8.3%
Closed Sales	11	15	+ 36.4%	42	39	- 7.1%
Median Sales Price*	\$264,000	<b>\$336,500</b>	+ 27.5%	\$294,000	<b>\$322,000</b>	+ 9.5%
Percent of Original List Price Received*	99.9%	<b>99.4%</b>	- 0.5%	98.9%	<b>99.4%</b>	+ 0.5%
Days on Market Until Sale	35	17	- 51.4%	53	16	- 69.8%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--

\* 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

