

# Local Market Update for October 2018

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

## 91911

### Chula Vista South

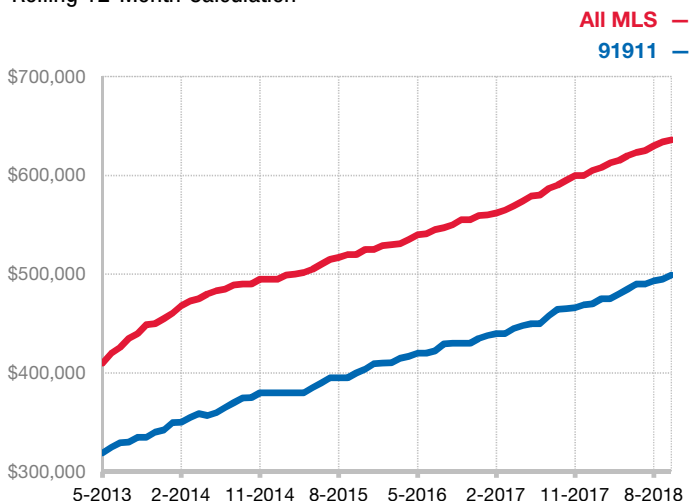
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
<b>Key Metrics</b>						
New Listings	31	41	+ 32.3%	393	425	+ 8.1%
Pending Sales	22	29	+ 31.8%	320	303	- 5.3%
Closed Sales	34	26	- 23.5%	340	296	- 12.9%
Median Sales Price*	\$463,000	<b>\$485,000</b>	+ 4.8%	\$466,000	<b>\$499,500</b>	+ 7.2%
Percent of Original List Price Received*	99.5%	<b>97.7%</b>	- 1.8%	98.6%	<b>97.7%</b>	- 0.9%
Days on Market Until Sale	16	41	+ 156.3%	25	27	+ 8.0%
Inventory of Homes for Sale	39	56	+ 43.6%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

\* 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	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
<b>Key Metrics</b>						
New Listings	10	18	+ 80.0%	146	170	+ 16.4%
Pending Sales	8	10	+ 25.0%	124	118	- 4.8%
Closed Sales	15	12	- 20.0%	126	113	- 10.3%
Median Sales Price*	\$308,000	<b>\$303,500</b>	- 1.5%	\$306,975	<b>\$333,000</b>	+ 8.5%
Percent of Original List Price Received*	97.2%	<b>98.6%</b>	+ 1.4%	98.9%	<b>98.9%</b>	0.0%
Days on Market Until Sale	28	18	- 35.7%	30	18	- 40.0%
Inventory of Homes for Sale	16	25	+ 56.3%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

\* 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

