

Local Market Update for July 2018

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

91911

Chula Vista South

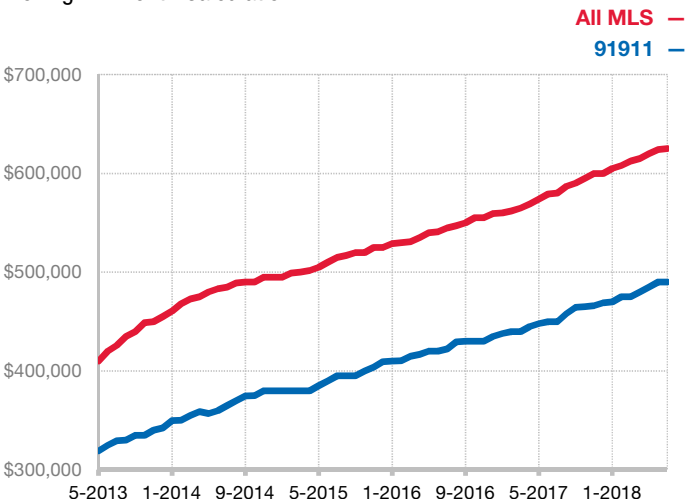
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	46	45	- 2.2%	288	293	+ 1.7%
Pending Sales	22	28	+ 27.3%	226	214	- 5.3%
Closed Sales	32	31	- 3.1%	242	211	- 12.8%
Median Sales Price*	\$475,000	\$497,000	+ 4.6%	\$465,000	\$499,000	+ 7.3%
Percent of Original List Price Received*	98.5%	98.6%	+ 0.1%	98.4%	98.1%	- 0.3%
Days on Market Until Sale	22	25	+ 13.6%	26	22	- 15.4%
Inventory of Homes for Sale	55	58	+ 5.5%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

* 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	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	10	15	+ 50.0%	102	115	+ 12.7%
Pending Sales	11	10	- 9.1%	88	85	- 3.4%
Closed Sales	11	7	- 36.4%	81	76	- 6.2%
Median Sales Price*	\$340,000	\$350,000	+ 2.9%	\$297,079	\$335,000	+ 12.8%
Percent of Original List Price Received*	100.9%	96.2%	- 4.7%	99.4%	98.8%	- 0.6%
Days on Market Until Sale	13	24	+ 84.6%	36	18	- 50.0%
Inventory of Homes for Sale	20	24	+ 20.0%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

