

Local Market Update for April 2018

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

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Chula Vista – Eastlake

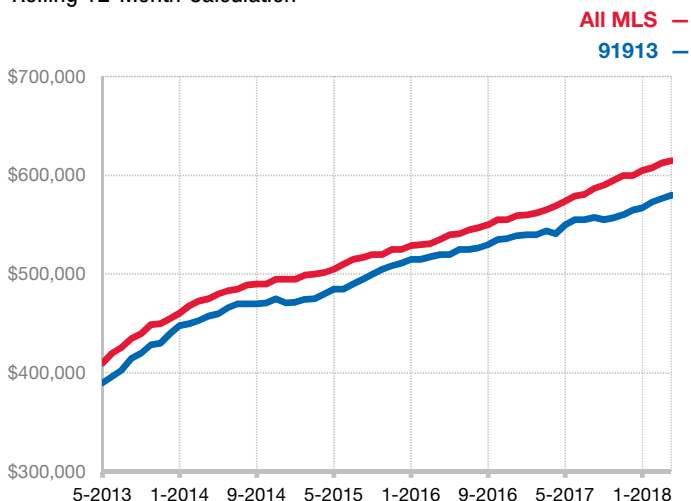
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	39	60	+ 53.8%	159	209	+ 31.4%
Pending Sales	40	37	- 7.5%	131	134	+ 2.3%
Closed Sales	23	25	+ 8.7%	119	102	- 14.3%
Median Sales Price*	\$550,000	\$640,000	+ 16.4%	\$544,000	\$608,000	+ 11.8%
Percent of Original List Price Received*	99.5%	98.8%	- 0.7%	98.1%	98.9%	+ 0.8%
Days on Market Until Sale	18	32	+ 77.8%	31	29	- 6.5%
Inventory of Homes for Sale	37	71	+ 91.9%	--	--	--
Months Supply of Inventory	1.0	2.1	+ 110.0%	--	--	--

* 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	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	25	43	+ 72.0%	122	134	+ 9.8%
Pending Sales	34	33	- 2.9%	110	108	- 1.8%
Closed Sales	22	22	0.0%	103	85	- 17.5%
Median Sales Price*	\$335,000	\$375,000	+ 11.9%	\$342,500	\$376,000	+ 9.8%
Percent of Original List Price Received*	100.4%	99.0%	- 1.4%	99.3%	99.1%	- 0.2%
Days on Market Until Sale	10	15	+ 50.0%	17	27	+ 58.8%
Inventory of Homes for Sale	17	30	+ 76.5%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

