

Local Market Update for July 2018

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

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Chula Vista – Eastlake

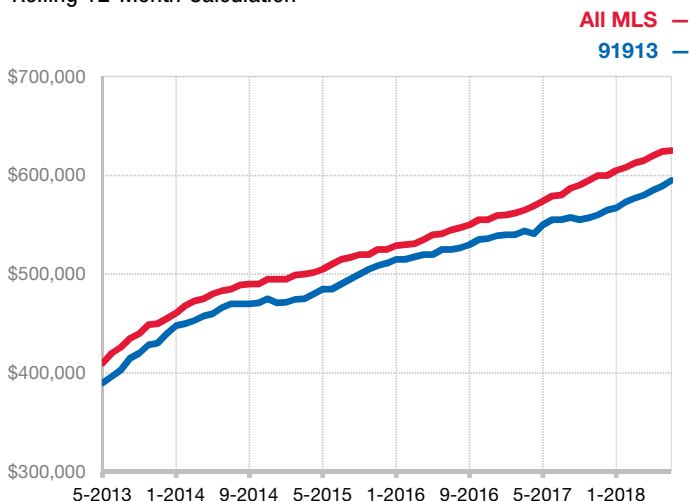
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	61	59	- 3.3%	322	388	+ 20.5%
Pending Sales	43	46	+ 7.0%	248	260	+ 4.8%
Closed Sales	33	42	+ 27.3%	241	231	- 4.1%
Median Sales Price*	\$580,000	\$622,000	+ 7.2%	\$565,000	\$610,000	+ 8.0%
Percent of Original List Price Received*	99.2%	99.1%	- 0.1%	98.6%	99.0%	+ 0.4%
Days on Market Until Sale	14	26	+ 85.7%	27	28	+ 3.7%
Inventory of Homes for Sale	57	78	+ 36.8%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

* 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.

Townhouse-Condo	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	28	42	+ 50.0%	212	251	+ 18.4%
Pending Sales	25	26	+ 4.0%	181	186	+ 2.8%
Closed Sales	16	25	+ 56.3%	184	175	- 4.9%
Median Sales Price*	\$385,000	\$410,000	+ 6.5%	\$350,000	\$395,000	+ 12.9%
Percent of Original List Price Received*	99.6%	99.7%	+ 0.1%	99.3%	99.1%	- 0.2%
Days on Market Until Sale	12	17	+ 41.7%	16	24	+ 50.0%
Inventory of Homes for Sale	28	48	+ 71.4%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 72.7%	--	--	--

* 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

