

Local Market Update for October 2018

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

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Imperial Beach

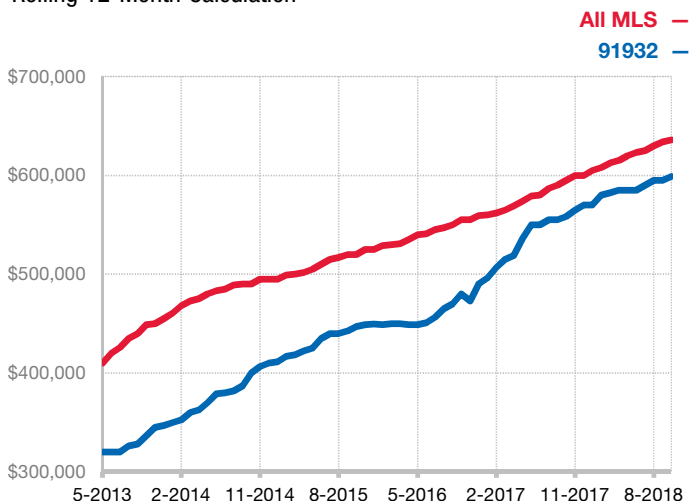
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	17	18	+ 5.9%	166	197	+ 18.7%
Pending Sales	14	6	- 57.1%	114	118	+ 3.5%
Closed Sales	8	8	0.0%	105	121	+ 15.2%
Median Sales Price*	\$582,500	\$616,500	+ 5.8%	\$567,000	\$599,000	+ 5.6%
Percent of Original List Price Received*	100.3%	94.8%	- 5.5%	96.8%	95.9%	- 0.9%
Days on Market Until Sale	15	33	+ 120.0%	29	36	+ 24.1%
Inventory of Homes for Sale	28	32	+ 14.3%	--	--	--
Months Supply of Inventory	2.6	2.7	+ 3.8%	--	--	--

* 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	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	5	25	+ 400.0%	129	166	+ 28.7%
Pending Sales	1	8	+ 700.0%	84	82	- 2.4%
Closed Sales	6	11	+ 83.3%	89	74	- 16.9%
Median Sales Price*	\$257,500	\$519,990	+ 101.9%	\$450,000	\$494,073	+ 9.8%
Percent of Original List Price Received*	98.7%	95.6%	- 3.1%	97.5%	96.2%	- 1.3%
Days on Market Until Sale	27	33	+ 22.2%	35	43	+ 22.9%
Inventory of Homes for Sale	18	40	+ 122.2%	--	--	--
Months Supply of Inventory	2.4	5.1	+ 112.5%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

