

Local Market Update for October 2018

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

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La Mesa, Mount Helix

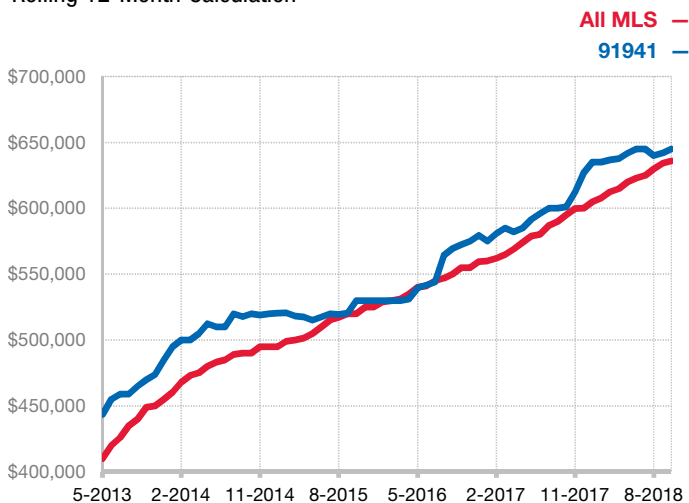
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	66	53	- 19.7%	472	541	+ 14.6%
Pending Sales	35	24	- 31.4%	311	325	+ 4.5%
Closed Sales	18	35	+ 94.4%	299	317	+ 6.0%
Median Sales Price*	\$620,000	\$648,000	+ 4.5%	\$615,000	\$642,000	+ 4.4%
Percent of Original List Price Received*	94.7%	96.5%	+ 1.9%	96.8%	97.4%	+ 0.6%
Days on Market Until Sale	49	34	- 30.6%	31	29	- 6.5%
Inventory of Homes for Sale	77	85	+ 10.4%	--	--	--
Months Supply of Inventory	2.5	2.7	+ 8.0%	--	--	--

* 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	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	4	20	+ 400.0%	25	58	+ 132.0%
Pending Sales	5	16	+ 220.0%	22	39	+ 77.3%
Closed Sales	2	11	+ 450.0%	19	35	+ 84.2%
Median Sales Price*	\$382,500	\$474,402	+ 24.0%	\$300,000	\$345,000	+ 15.0%
Percent of Original List Price Received*	101.2%	99.7%	- 1.5%	98.3%	99.2%	+ 0.9%
Days on Market Until Sale	4	5	+ 25.0%	17	10	- 41.2%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	1.1	2.5	+ 127.3%	--	--	--

* 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

