

Local Market Update for October 2018

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

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La Mesa, Grossmont

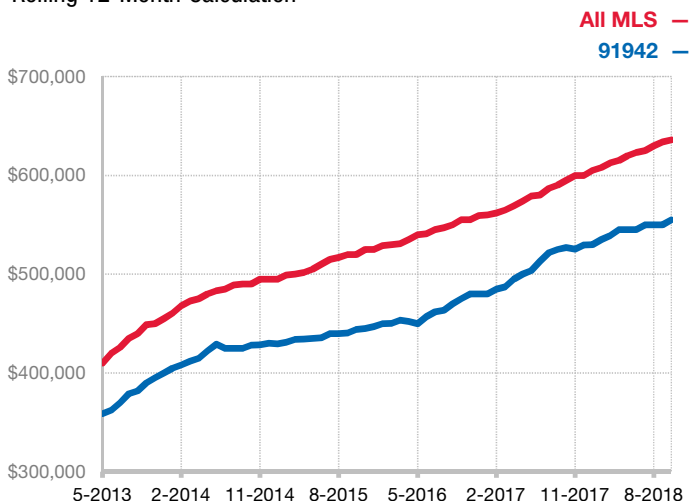
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	32	35	+ 9.4%	366	363	- 0.8%
Pending Sales	28	14	- 50.0%	290	237	- 18.3%
Closed Sales	28	23	- 17.9%	286	241	- 15.7%
Median Sales Price*	\$516,000	\$560,000	+ 8.5%	\$529,500	\$562,000	+ 6.1%
Percent of Original List Price Received*	97.5%	96.3%	- 1.2%	98.4%	97.6%	- 0.8%
Days on Market Until Sale	26	16	- 38.5%	20	21	+ 5.0%
Inventory of Homes for Sale	34	51	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--

* 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.

Townhouse-Condo	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	26	8	- 69.2%	201	156	- 22.4%
Pending Sales	28	6	- 78.6%	166	137	- 17.5%
Closed Sales	20	6	- 70.0%	155	140	- 9.7%
Median Sales Price*	\$333,500	\$366,000	+ 9.7%	\$335,000	\$339,000	+ 1.2%
Percent of Original List Price Received*	98.3%	98.2%	- 0.1%	98.8%	98.2%	- 0.6%
Days on Market Until Sale	26	13	- 50.0%	22	22	0.0%
Inventory of Homes for Sale	26	10	- 61.5%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

