

Local Market Update for July 2018

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

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La Mesa, Grossmont

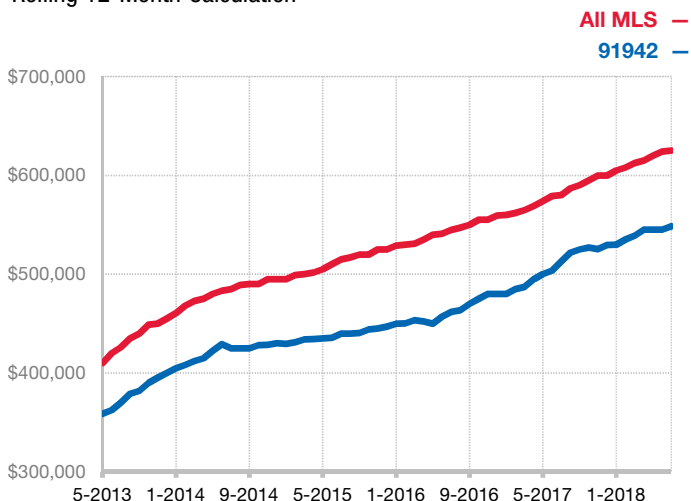
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	35	26	- 25.7%	259	250	- 3.5%
Pending Sales	29	18	- 37.9%	207	186	- 10.1%
Closed Sales	31	29	- 6.5%	201	183	- 9.0%
Median Sales Price*	\$549,000	\$569,000	+ 3.6%	\$530,000	\$565,000	+ 6.6%
Percent of Original List Price Received*	99.6%	97.2%	- 2.4%	98.5%	97.7%	- 0.8%
Days on Market Until Sale	15	24	+ 60.0%	21	22	+ 4.8%
Inventory of Homes for Sale	26	32	+ 23.1%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--

* 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	17	15	- 11.8%	135	123	- 8.9%
Pending Sales	12	15	+ 25.0%	110	110	0.0%
Closed Sales	22	12	- 45.5%	108	105	- 2.8%
Median Sales Price*	\$338,500	\$368,000	+ 8.7%	\$332,500	\$335,000	+ 0.8%
Percent of Original List Price Received*	98.1%	97.3%	- 0.8%	99.0%	98.2%	- 0.8%
Days on Market Until Sale	32	18	- 43.8%	21	25	+ 19.0%
Inventory of Homes for Sale	22	9	- 59.1%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--

* 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

