

Local Market Update for October 2018

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

91945

Lemon Grove

Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	16	34	+ 112.5%	240	268	+ 11.7%
Pending Sales	20	16	- 20.0%	197	193	- 2.0%
Closed Sales	26	17	- 34.6%	198	196	- 1.0%
Median Sales Price*	\$447,500	\$480,000	+ 7.3%	\$440,000	\$460,750	+ 4.7%
Percent of Original List Price Received*	97.1%	97.7%	+ 0.6%	98.2%	98.3%	+ 0.1%
Days on Market Until Sale	31	20	- 35.5%	26	21	- 19.2%
Inventory of Homes for Sale	22	43	+ 95.5%	--	--	--
Months Supply of Inventory	1.1	2.3	+ 109.1%	--	--	--

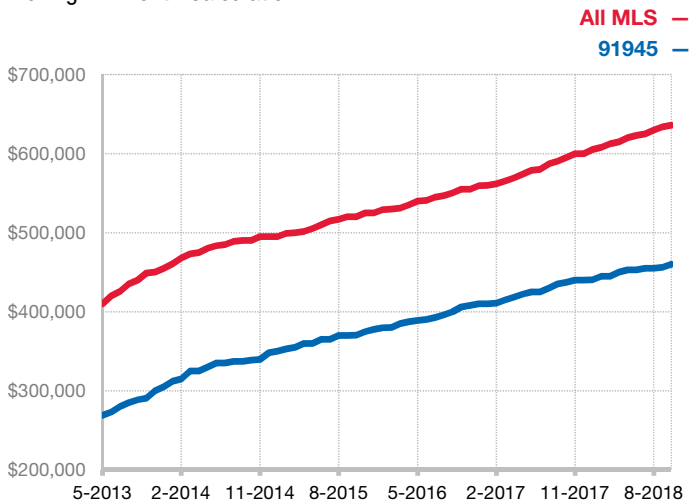
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	1	6	+ 500.0%	19	35	+ 84.2%
Pending Sales	0	4	--	21	26	+ 23.8%
Closed Sales	2	1	- 50.0%	21	19	- 9.5%
Median Sales Price*	\$237,500	\$306,000	+ 28.8%	\$250,000	\$288,000	+ 15.2%
Percent of Original List Price Received*	104.0%	102.3%	- 1.6%	98.6%	100.0%	+ 1.4%
Days on Market Until Sale	11	4	- 63.6%	23	8	- 65.2%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

