

Local Market Update for October 2018

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

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Rancho San Diego

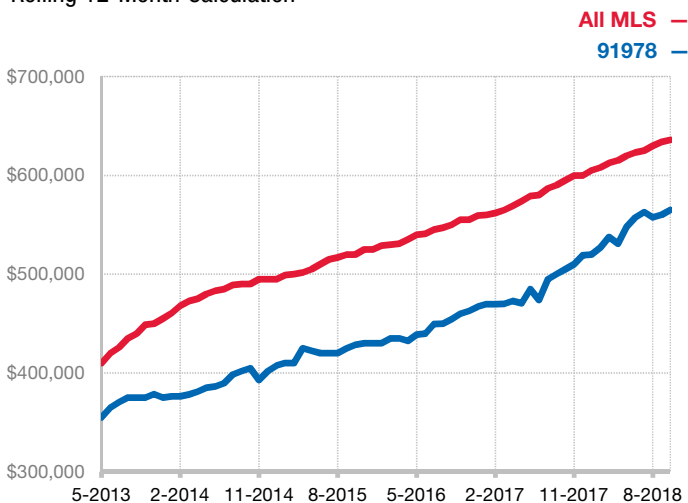
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	9	8	- 11.1%	96	69	- 28.1%
Pending Sales	3	4	+ 33.3%	70	49	- 30.0%
Closed Sales	12	6	- 50.0%	72	55	- 23.6%
Median Sales Price*	\$466,000	\$542,500	+ 16.4%	\$512,500	\$565,000	+ 10.2%
Percent of Original List Price Received*	94.6%	96.6%	+ 2.1%	97.6%	98.5%	+ 0.9%
Days on Market Until Sale	23	24	+ 4.3%	29	24	- 17.2%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

* 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	2	3	+ 50.0%	26	33	+ 26.9%
Pending Sales	3	2	- 33.3%	24	32	+ 33.3%
Closed Sales	1	5	+ 400.0%	21	32	+ 52.4%
Median Sales Price*	\$274,900	\$303,000	+ 10.2%	\$280,000	\$305,000	+ 8.9%
Percent of Original List Price Received*	96.5%	97.9%	+ 1.5%	99.1%	98.8%	- 0.3%
Days on Market Until Sale	35	27	- 22.9%	22	24	+ 9.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

* 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

