

Local Market Update for July 2018

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

92024

Encinitas

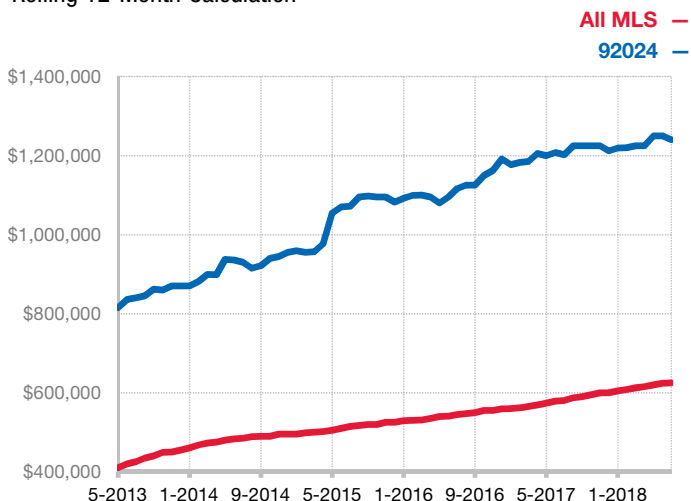
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	54	58	+ 7.4%	433	393	- 9.2%
Pending Sales	48	45	- 6.3%	284	268	- 5.6%
Closed Sales	35	44	+ 25.7%	259	241	- 6.9%
Median Sales Price*	\$1,210,000	\$1,215,250	+ 0.4%	\$1,205,000	\$1,250,000	+ 3.7%
Percent of Original List Price Received*	96.6%	96.8%	+ 0.2%	96.4%	97.6%	+ 1.2%
Days on Market Until Sale	36	30	- 16.7%	35	30	- 14.3%
Inventory of Homes for Sale	91	93	+ 2.2%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--

* 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	18	18	0.0%	133	143	+ 7.5%
Pending Sales	12	11	- 8.3%	114	101	- 11.4%
Closed Sales	18	9	- 50.0%	113	101	- 10.6%
Median Sales Price*	\$519,500	\$675,000	+ 29.9%	\$612,000	\$674,900	+ 10.3%
Percent of Original List Price Received*	98.0%	102.3%	+ 4.4%	98.4%	98.8%	+ 0.4%
Days on Market Until Sale	22	17	- 22.7%	26	19	- 26.9%
Inventory of Homes for Sale	22	27	+ 22.7%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

* 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

