

Local Market Update for May 2018

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

92024

Encinitas

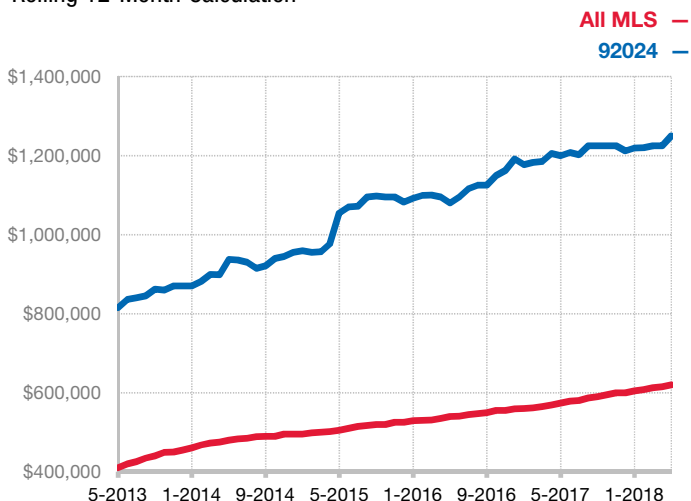
Single Family	May			Year to Date		
	2017	2018	Percent Change	Thru 5-2017	Thru 5-2018	Percent Change
Key Metrics						
New Listings	77	70	- 9.1%	319	281	- 11.9%
Pending Sales	54	51	- 5.6%	197	186	- 5.6%
Closed Sales	54	46	- 14.8%	179	160	- 10.6%
Median Sales Price*	\$1,100,000	\$1,289,500	+ 17.2%	\$1,160,000	\$1,250,000	+ 7.8%
Percent of Original List Price Received*	96.0%	98.6%	+ 2.7%	96.0%	98.2%	+ 2.3%
Days on Market Until Sale	32	22	- 31.3%	36	29	- 19.4%
Inventory of Homes for Sale	106	91	- 14.2%	--	--	--
Months Supply of Inventory	2.7	2.6	- 3.7%	--	--	--

* 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	May			Year to Date		
	2017	2018	Percent Change	Thru 5-2017	Thru 5-2018	Percent Change
Key Metrics						
New Listings	18	19	+ 5.6%	98	102	+ 4.1%
Pending Sales	22	18	- 18.2%	86	77	- 10.5%
Closed Sales	19	25	+ 31.6%	70	76	+ 8.6%
Median Sales Price*	\$608,000	\$731,500	+ 20.3%	\$612,500	\$677,450	+ 10.6%
Percent of Original List Price Received*	97.9%	97.8%	- 0.1%	97.7%	98.2%	+ 0.5%
Days on Market Until Sale	16	17	+ 6.3%	24	20	- 16.7%
Inventory of Homes for Sale	19	18	- 5.3%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--

* 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

