

Local Market Update for January 2019

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

92024

Encinitas

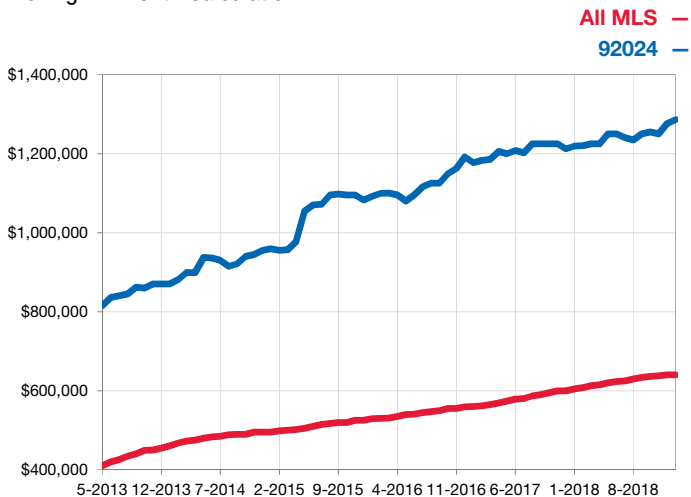
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	60	54	- 10.0%	60	54	- 10.0%
Pending Sales	39	23	- 41.0%	39	23	- 41.0%
Closed Sales	18	20	+ 11.1%	18	20	+ 11.1%
Median Sales Price*	\$1,180,000	\$1,400,221	+ 18.7%	\$1,180,000	\$1,400,221	+ 18.7%
Percent of Original List Price Received*	95.6%	92.4%	- 3.3%	95.6%	92.4%	- 3.3%
Days on Market Until Sale	44	49	+ 11.4%	44	49	+ 11.4%
Inventory of Homes for Sale	55	74	+ 34.5%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

* 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	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	18	20	+ 11.1%	18	20	+ 11.1%
Pending Sales	11	6	- 45.5%	11	6	- 45.5%
Closed Sales	12	9	- 25.0%	12	9	- 25.0%
Median Sales Price*	\$617,250	\$745,000	+ 20.7%	\$617,250	\$745,000	+ 20.7%
Percent of Original List Price Received*	96.3%	96.5%	+ 0.2%	96.3%	96.5%	+ 0.2%
Days on Market Until Sale	49	43	- 12.2%	49	43	- 12.2%
Inventory of Homes for Sale	9	27	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.9	+ 216.7%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

