

Local Market Update for July 2018

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

92040

Lakeside

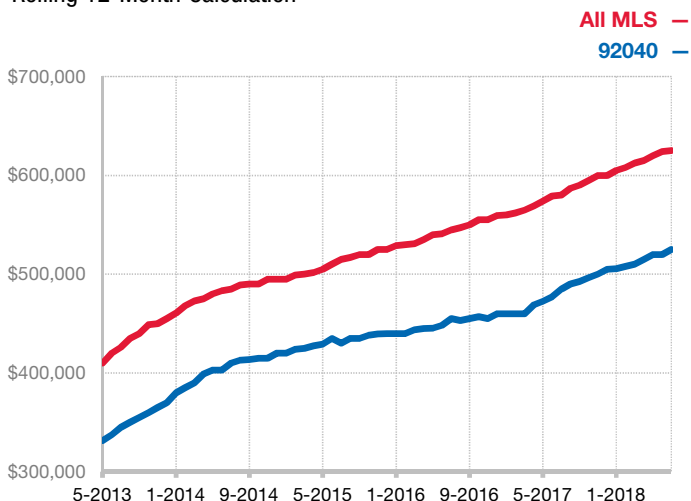
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	46	50	+ 8.7%	294	327	+ 11.2%
Pending Sales	30	36	+ 20.0%	209	225	+ 7.7%
Closed Sales	32	29	- 9.4%	190	210	+ 10.5%
Median Sales Price*	\$506,000	\$537,000	+ 6.1%	\$496,500	\$533,000	+ 7.4%
Percent of Original List Price Received*	98.0%	98.9%	+ 0.9%	97.2%	97.3%	+ 0.1%
Days on Market Until Sale	20	45	+ 125.0%	32	26	- 18.8%
Inventory of Homes for Sale	66	63	- 4.5%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--

* 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	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	7	17	+ 142.9%	88	84	- 4.5%
Pending Sales	11	10	- 9.1%	66	71	+ 7.6%
Closed Sales	6	9	+ 50.0%	58	63	+ 8.6%
Median Sales Price*	\$232,250	\$245,000	+ 5.5%	\$227,000	\$240,000	+ 5.7%
Percent of Original List Price Received*	96.5%	99.1%	+ 2.7%	98.3%	98.0%	- 0.3%
Days on Market Until Sale	7	14	+ 100.0%	17	30	+ 76.5%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

* 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

