

Local Market Update for April 2018

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

92040

Lakeside

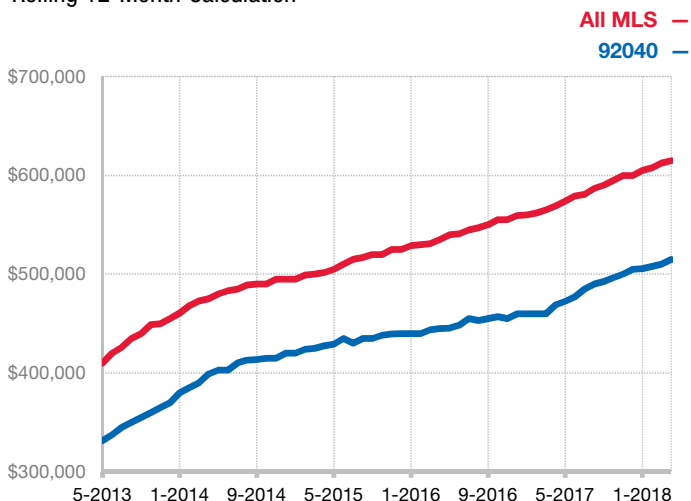
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	48	46	- 4.2%	146	180	+ 23.3%
Pending Sales	30	41	+ 36.7%	101	137	+ 35.6%
Closed Sales	26	33	+ 26.9%	83	109	+ 31.3%
Median Sales Price*	\$485,000	\$530,000	+ 9.3%	\$485,000	\$525,000	+ 8.2%
Percent of Original List Price Received*	98.0%	97.5%	- 0.5%	96.6%	97.3%	+ 0.7%
Days on Market Until Sale	34	26	- 23.5%	39	26	- 33.3%
Inventory of Homes for Sale	56	49	- 12.5%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--

* 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	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	12	5	- 58.3%	57	45	- 21.1%
Pending Sales	9	8	- 11.1%	33	37	+ 12.1%
Closed Sales	6	5	- 16.7%	28	32	+ 14.3%
Median Sales Price*	\$242,500	\$240,000	- 1.0%	\$222,500	\$240,000	+ 7.9%
Percent of Original List Price Received*	97.3%	101.0%	+ 3.8%	98.3%	98.3%	0.0%
Days on Market Until Sale	19	11	- 42.1%	20	34	+ 70.0%
Inventory of Homes for Sale	17	10	- 41.2%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--

* 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

