

Local Market Update for July 2018

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

92061

Pauma Valley

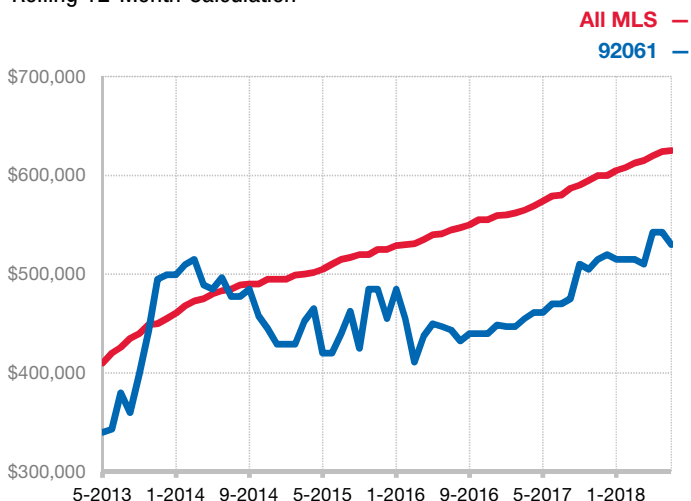
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	6	8	+ 33.3%	41	45	+ 9.8%
Pending Sales	4	3	- 25.0%	24	22	- 8.3%
Closed Sales	1	3	+ 200.0%	19	20	+ 5.3%
Median Sales Price*	\$725,000	\$525,000	- 27.6%	\$515,000	\$525,000	+ 1.9%
Percent of Original List Price Received*	96.8%	100.9%	+ 4.2%	91.7%	97.3%	+ 6.1%
Days on Market Until Sale	93	108	+ 16.1%	157	66	- 58.0%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	5.7	6.9	+ 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	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	0	2	--	7	10	+ 42.9%
Pending Sales	0	1	--	0	8	--
Closed Sales	0	0	--	1	8	+ 700.0%
Median Sales Price*	\$0	\$0	--	\$280,000	\$350,000	+ 25.0%
Percent of Original List Price Received*	0.0%	0.0%	--	85.1%	96.3%	+ 13.2%
Days on Market Until Sale	0	0	--	97	88	- 9.3%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--

* 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

