

Local Market Update for July 2018

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

92064

Poway

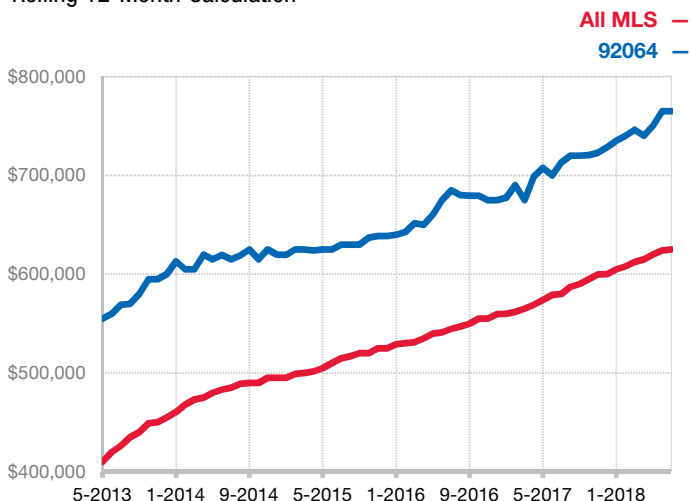
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	80	67	- 16.3%	505	470	- 6.9%
Pending Sales	45	53	+ 17.8%	344	316	- 8.1%
Closed Sales	54	54	0.0%	324	295	- 9.0%
Median Sales Price*	\$829,000	\$814,500	- 1.7%	\$730,000	\$785,000	+ 7.5%
Percent of Original List Price Received*	97.4%	97.4%	0.0%	97.8%	98.4%	+ 0.6%
Days on Market Until Sale	29	29	0.0%	31	26	- 16.1%
Inventory of Homes for Sale	116	112	- 3.4%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--

* 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.

Townhouse-Condo	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	4	7	+ 75.0%	41	53	+ 29.3%
Pending Sales	5	8	+ 60.0%	35	44	+ 25.7%
Closed Sales	7	6	- 14.3%	33	40	+ 21.2%
Median Sales Price*	\$445,000	\$509,500	+ 14.5%	\$445,000	\$485,500	+ 9.1%
Percent of Original List Price Received*	97.7%	98.3%	+ 0.6%	98.8%	99.3%	+ 0.5%
Days on Market Until Sale	21	23	+ 9.5%	15	23	+ 53.3%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--

* 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

