

Local Market Update for January 2019

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

92069

San Marcos South

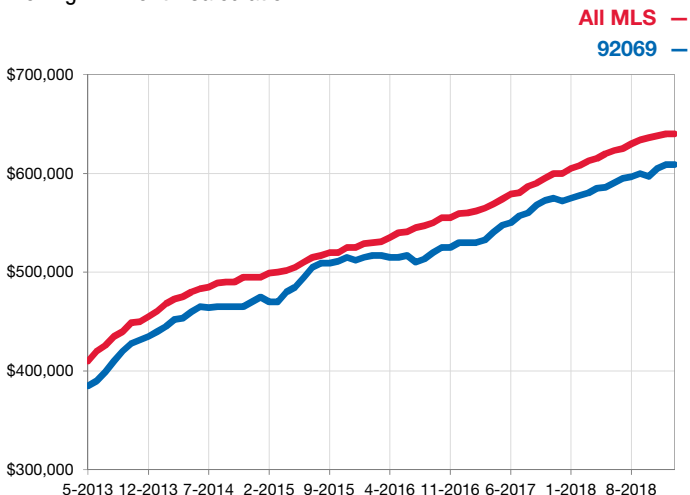
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	27	44	+ 63.0%	27	44	+ 63.0%
Pending Sales	26	28	+ 7.7%	26	28	+ 7.7%
Closed Sales	27	13	- 51.9%	27	13	- 51.9%
Median Sales Price*	\$595,000	\$594,900	- 0.0%	\$595,000	\$594,900	- 0.0%
Percent of Original List Price Received*	98.1%	94.9%	- 3.3%	98.1%	94.9%	- 3.3%
Days on Market Until Sale	30	50	+ 66.7%	30	50	+ 66.7%
Inventory of Homes for Sale	23	38	+ 65.2%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

* 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.

Townhouse-Condo	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	6	12	+ 100.0%	6	12	+ 100.0%
Pending Sales	3	10	+ 233.3%	3	10	+ 233.3%
Closed Sales	7	3	- 57.1%	7	3	- 57.1%
Median Sales Price*	\$433,380	\$320,000	- 26.2%	\$433,380	\$320,000	- 26.2%
Percent of Original List Price Received*	98.8%	96.5%	- 2.3%	98.8%	96.5%	- 2.3%
Days on Market Until Sale	44	56	+ 27.3%	44	56	+ 27.3%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--

* 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

