

Local Market Update for April 2018

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

92069

San Marcos South

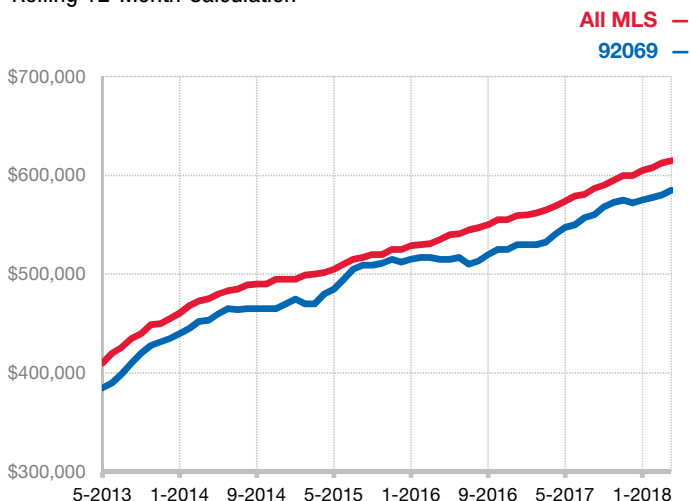
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	37	36	- 2.7%	123	135	+ 9.8%
Pending Sales	28	32	+ 14.3%	101	108	+ 6.9%
Closed Sales	33	27	- 18.2%	91	97	+ 6.6%
Median Sales Price*	\$555,000	\$585,000	+ 5.4%	\$550,000	\$586,000	+ 6.5%
Percent of Original List Price Received*	98.8%	98.9%	+ 0.1%	98.5%	98.0%	- 0.5%
Days on Market Until Sale	12	12	0.0%	29	23	- 20.7%
Inventory of Homes for Sale	33	35	+ 6.1%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--

* 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.

Townhouse-Condo	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	15	9	- 40.0%	41	43	+ 4.9%
Pending Sales	11	9	- 18.2%	23	31	+ 34.8%
Closed Sales	5	9	+ 80.0%	18	34	+ 88.9%
Median Sales Price*	\$377,500	\$430,000	+ 13.9%	\$378,750	\$383,500	+ 1.3%
Percent of Original List Price Received*	99.4%	98.3%	- 1.1%	99.0%	98.7%	- 0.3%
Days on Market Until Sale	54	16	- 70.4%	30	24	- 20.0%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	2.5	0.7	- 72.0%	--	--	--

* 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

