

Local Market Update for October 2018

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

92069

San Marcos South

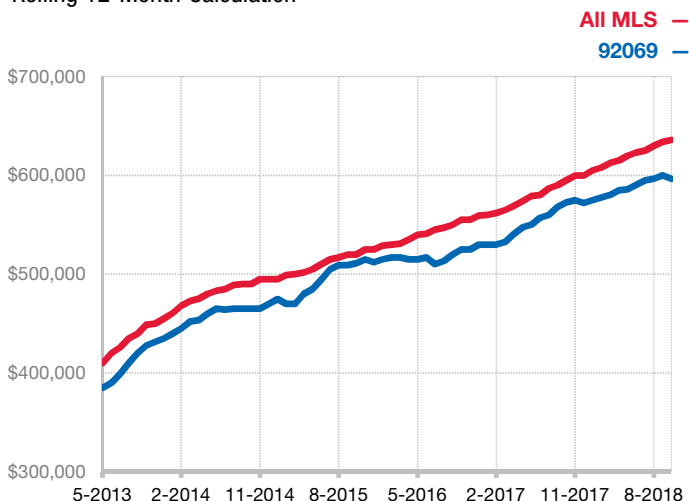
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	28	38	+ 35.7%	335	399	+ 19.1%
Pending Sales	25	33	+ 32.0%	277	272	- 1.8%
Closed Sales	26	15	- 42.3%	272	258	- 5.1%
Median Sales Price*	\$628,500	\$535,000	- 14.9%	\$575,000	\$605,000	+ 5.2%
Percent of Original List Price Received*	97.8%	95.4%	- 2.5%	98.6%	98.4%	- 0.2%
Days on Market Until Sale	29	18	- 37.9%	24	21	- 12.5%
Inventory of Homes for Sale	38	61	+ 60.5%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

* 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	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	15	13	- 13.3%	125	112	- 10.4%
Pending Sales	10	8	- 20.0%	83	71	- 14.5%
Closed Sales	10	5	- 50.0%	76	75	- 1.3%
Median Sales Price*	\$347,500	\$468,000	+ 34.7%	\$340,000	\$395,000	+ 16.2%
Percent of Original List Price Received*	97.9%	93.2%	- 4.8%	97.6%	98.1%	+ 0.5%
Days on Market Until Sale	22	45	+ 104.5%	23	23	0.0%
Inventory of Homes for Sale	18	17	- 5.6%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--

* 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

