

Local Market Update for January 2019

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

92078

San Marcos South

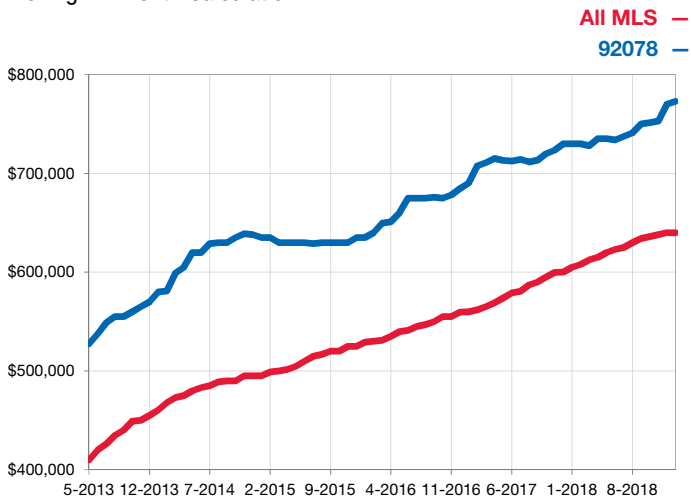
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	49	65	+ 32.7%	49	65	+ 32.7%
Pending Sales	34	29	- 14.7%	34	29	- 14.7%
Closed Sales	17	20	+ 17.6%	17	20	+ 17.6%
Median Sales Price*	\$750,000	\$806,358	+ 7.5%	\$750,000	\$806,358	+ 7.5%
Percent of Original List Price Received*	96.6%	96.9%	+ 0.3%	96.6%	96.9%	+ 0.3%
Days on Market Until Sale	47	34	- 27.7%	47	34	- 27.7%
Inventory of Homes for Sale	42	93	+ 121.4%	--	--	--
Months Supply of Inventory	1.0	2.5	+ 150.0%	--	--	--

* 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	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	17	29	+ 70.6%	17	29	+ 70.6%
Pending Sales	19	23	+ 21.1%	19	23	+ 21.1%
Closed Sales	21	16	- 23.8%	21	16	- 23.8%
Median Sales Price*	\$420,000	\$447,500	+ 6.5%	\$420,000	\$447,500	+ 6.5%
Percent of Original List Price Received*	99.3%	97.0%	- 2.3%	99.3%	97.0%	- 2.3%
Days on Market Until Sale	27	30	+ 11.1%	27	30	+ 11.1%
Inventory of Homes for Sale	12	30	+ 150.0%	--	--	--
Months Supply of Inventory	0.5	1.5	+ 200.0%	--	--	--

* 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

