

Local Market Update for January 2018

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

92078

San Marcos South

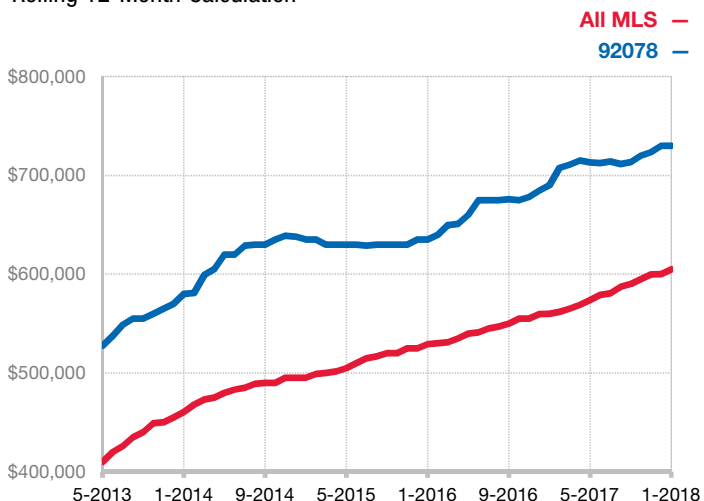
Single Family	January			Year to Date		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
Key Metrics						
New Listings	41	48	+ 17.1%	41	48	+ 17.1%
Pending Sales	21	34	+ 61.9%	21	34	+ 61.9%
Closed Sales	31	14	- 54.8%	31	14	- 54.8%
Median Sales Price*	\$750,000	\$782,500	+ 4.3%	\$750,000	\$782,500	+ 4.3%
Percent of Original List Price Received*	96.2%	96.1%	- 0.1%	96.2%	96.1%	- 0.1%
Days on Market Until Sale	42	50	+ 19.0%	42	50	+ 19.0%
Inventory of Homes for Sale	55	40	- 27.3%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--

* 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		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
Key Metrics						
New Listings	23	15	- 34.8%	23	15	- 34.8%
Pending Sales	20	19	- 5.0%	20	19	- 5.0%
Closed Sales	11	19	+ 72.7%	11	19	+ 72.7%
Median Sales Price*	\$405,000	\$420,000	+ 3.7%	\$405,000	\$420,000	+ 3.7%
Percent of Original List Price Received*	97.4%	99.4%	+ 2.1%	97.4%	99.4%	+ 2.1%
Days on Market Until Sale	16	29	+ 81.3%	16	29	+ 81.3%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--

* 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

