

Local Market Update for October 2018

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

92078

San Marcos South

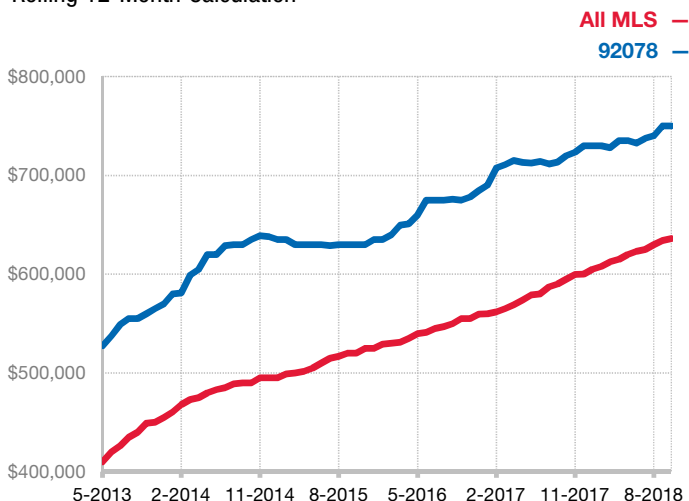
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	53	50	- 5.7%	541	633	+ 17.0%
Pending Sales	40	27	- 32.5%	425	411	- 3.3%
Closed Sales	26	27	+ 3.8%	413	376	- 9.0%
Median Sales Price*	\$631,500	\$749,900	+ 18.7%	\$728,000	\$758,750	+ 4.2%
Percent of Original List Price Received*	98.2%	96.8%	- 1.4%	98.1%	97.9%	- 0.2%
Days on Market Until Sale	27	37	+ 37.0%	25	26	+ 4.0%
Inventory of Homes for Sale	63	98	+ 55.6%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--

* 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	27	31	+ 14.8%	309	326	+ 5.5%
Pending Sales	24	24	0.0%	273	211	- 22.7%
Closed Sales	30	22	- 26.7%	264	211	- 20.1%
Median Sales Price*	\$480,000	\$492,000	+ 2.5%	\$449,938	\$473,000	+ 5.1%
Percent of Original List Price Received*	99.8%	97.2%	- 2.6%	99.2%	98.0%	- 1.2%
Days on Market Until Sale	17	39	+ 129.4%	16	24	+ 50.0%
Inventory of Homes for Sale	23	55	+ 139.1%	--	--	--
Months Supply of Inventory	0.9	2.6	+ 188.9%	--	--	--

* 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

