

Local Market Update for July 2018

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

92078

San Marcos South

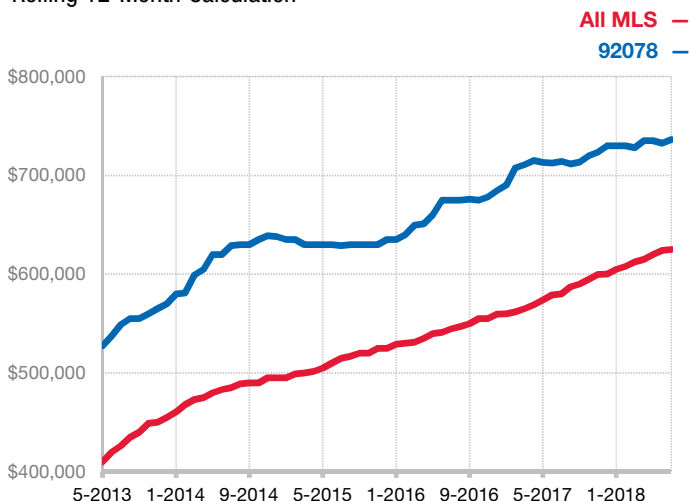
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	67	68	+ 1.5%	381	459	+ 20.5%
Pending Sales	44	51	+ 15.9%	301	310	+ 3.0%
Closed Sales	36	43	+ 19.4%	288	264	- 8.3%
Median Sales Price*	\$725,500	\$765,000	+ 5.4%	\$733,500	\$755,700	+ 3.0%
Percent of Original List Price Received*	98.8%	98.4%	- 0.4%	98.2%	98.2%	0.0%
Days on Market Until Sale	30	21	- 30.0%	26	23	- 11.5%
Inventory of Homes for Sale	74	91	+ 23.0%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

* 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	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	39	23	- 41.0%	218	216	- 0.9%
Pending Sales	24	22	- 8.3%	186	152	- 18.3%
Closed Sales	27	26	- 3.7%	179	152	- 15.1%
Median Sales Price*	\$465,000	\$499,500	+ 7.4%	\$445,000	\$480,000	+ 7.9%
Percent of Original List Price Received*	99.5%	99.0%	- 0.5%	99.2%	98.5%	- 0.7%
Days on Market Until Sale	21	22	+ 4.8%	17	21	+ 23.5%
Inventory of Homes for Sale	27	38	+ 40.7%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

* 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

