

# Local Market Update for April 2018

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

## 92078

San Marcos South

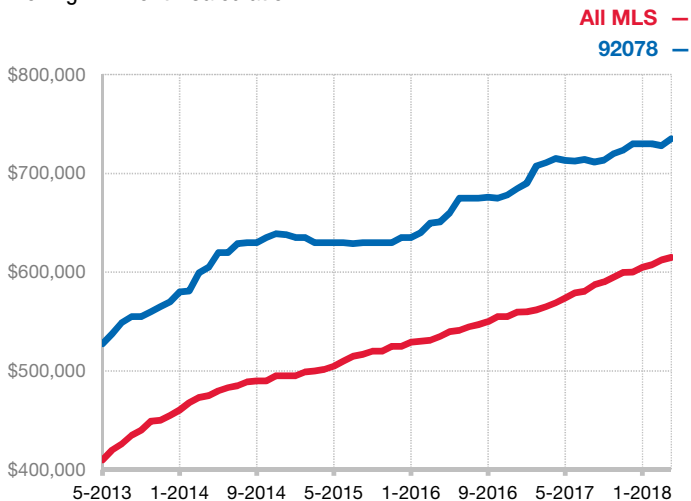
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
<b>Key Metrics</b>						
New Listings	53	70	+ 32.1%	195	248	+ 27.2%
Pending Sales	42	44	+ 4.8%	164	164	0.0%
Closed Sales	43	45	+ 4.7%	146	126	- 13.7%
Median Sales Price*	\$730,000	\$849,900	+ 16.4%	\$730,000	\$750,500	+ 2.8%
Percent of Original List Price Received*	98.7%	98.5%	- 0.2%	97.7%	98.3%	+ 0.6%
Days on Market Until Sale	20	17	- 15.0%	30	23	- 23.3%
Inventory of Homes for Sale	54	79	+ 46.3%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

\* 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	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
<b>Key Metrics</b>						
New Listings	23	36	+ 56.5%	115	107	- 7.0%
Pending Sales	30	20	- 33.3%	108	71	- 34.3%
Closed Sales	32	18	- 43.8%	87	74	- 14.9%
Median Sales Price*	\$455,000	\$525,500	+ 15.5%	\$438,000	\$462,500	+ 5.6%
Percent of Original List Price Received*	99.5%	98.5%	- 1.0%	98.9%	98.6%	- 0.3%
Days on Market Until Sale	20	14	- 30.0%	18	20	+ 11.1%
Inventory of Homes for Sale	16	35	+ 118.8%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

