

Local Market Update for July 2018

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

92082

Valley Center

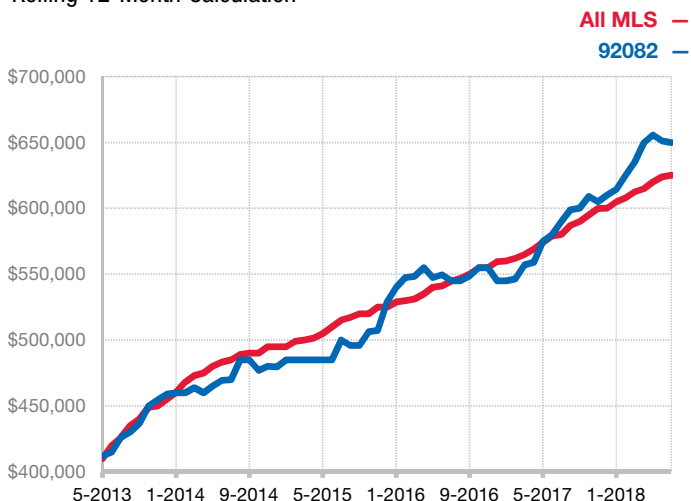
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	21	30	+ 42.9%	199	241	+ 21.1%
Pending Sales	16	17	+ 6.3%	127	136	+ 7.1%
Closed Sales	15	19	+ 26.7%	129	131	+ 1.6%
Median Sales Price*	\$659,000	\$610,000	- 7.4%	\$600,000	\$662,500	+ 10.4%
Percent of Original List Price Received*	96.4%	96.1%	- 0.3%	96.3%	95.8%	- 0.5%
Days on Market Until Sale	38	29	- 23.7%	51	50	- 2.0%
Inventory of Homes for Sale	67	83	+ 23.9%	--	--	--
Months Supply of Inventory	3.5	4.6	+ 31.4%	--	--	--

* 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	0	0	--	0	2	--
Pending Sales	0	0	--	0	2	--
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$623,000	\$240,000	- 61.5%
Percent of Original List Price Received*	0.0%	0.0%	--	93.7%	101.2%	+ 8.0%
Days on Market Until Sale	0	0	--	77	4	- 94.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* 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

