

Local Market Update for October 2018

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

92082

Valley Center

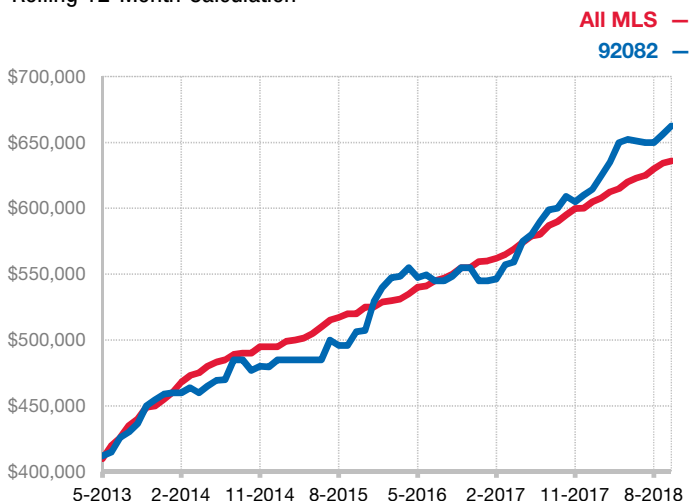
| Single Family | October | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| | 2017 | 2018 | Percent Change | Thru 10-2017 | Thru 10-2018 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 25 | 32 | + 28.0% | 291 | 355 | + 22.0% |
| Pending Sales | 19 | 16 | - 15.8% | 177 | 182 | + 2.8% |
| Closed Sales | 19 | 15 | - 21.1% | 176 | 174 | - 1.1% |
| Median Sales Price* | \$675,000 | \$755,000 | + 11.9% | \$610,000 | \$675,000 | + 10.7% |
| Percent of Original List Price Received* | 96.2% | 93.6% | - 2.7% | 96.4% | 95.5% | - 0.9% |
| Days on Market Until Sale | 47 | 44 | - 6.4% | 50 | 50 | 0.0% |
| Inventory of Homes for Sale | 75 | 100 | + 33.3% | -- | -- | -- |
| Months Supply of Inventory | 4.1 | 5.6 | + 36.6% | -- | -- | -- |

* 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 | 0 | 0 | -- | 0 | 3 | -- |
| 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 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.5 | -- | -- | -- | -- |

* 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

