

Local Market Update for October 2018

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

92101

Downtown

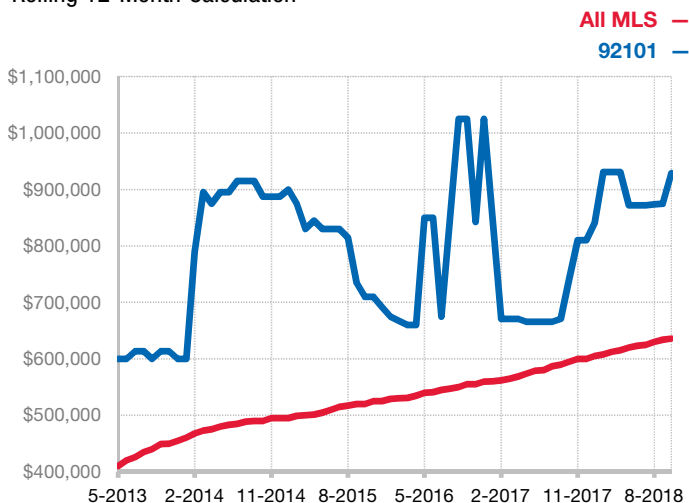
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	12	16	+ 33.3%
Pending Sales	1	1	0.0%	4	8	+ 100.0%
Closed Sales	1	0	- 100.0%	5	8	+ 60.0%
Median Sales Price*	\$810,000	\$0	- 100.0%	\$810,000	\$928,750	+ 14.7%
Percent of Original List Price Received*	95.4%	0.0%	- 100.0%	91.5%	92.0%	+ 0.5%
Days on Market Until Sale	0	0	--	76	33	- 56.6%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.6	1.6	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.

Townhouse-Condo	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	130	155	+ 19.2%	1358	1659	+ 22.2%
Pending Sales	67	52	- 22.4%	751	726	- 3.3%
Closed Sales	83	61	- 26.5%	724	722	- 0.3%
Median Sales Price*	\$553,500	\$540,000	- 2.4%	\$538,000	\$551,549	+ 2.5%
Percent of Original List Price Received*	96.1%	94.9%	- 1.2%	97.0%	96.4%	- 0.6%
Days on Market Until Sale	38	45	+ 18.4%	32	38	+ 18.8%
Inventory of Homes for Sale	255	348	+ 36.5%	--	--	--
Months Supply of Inventory	3.6	4.9	+ 36.1%	--	--	--

* 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

