

# Local Market Update for July 2018

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

## 92106

Point Loma

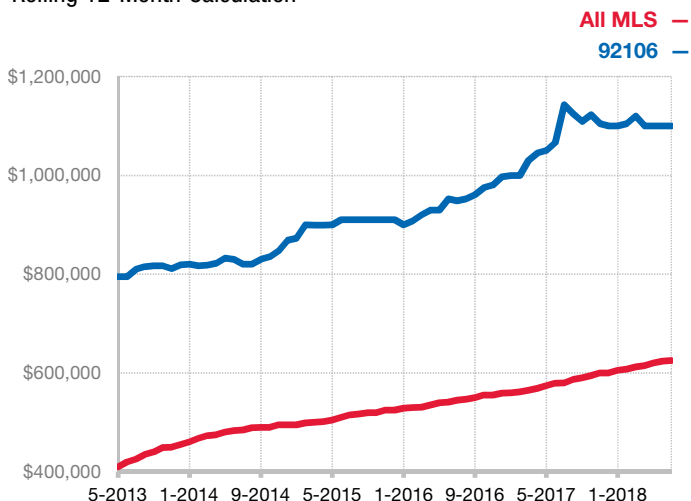
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	27	38	+ 40.7%	212	258	+ 21.7%
Pending Sales	13	25	+ 92.3%	118	134	+ 13.6%
Closed Sales	14	18	+ 28.6%	119	120	+ 0.8%
Median Sales Price*	\$1,268,000	\$1,117,500	- 11.9%	\$1,150,000	\$1,160,000	+ 0.9%
Percent of Original List Price Received*	94.6%	97.5%	+ 3.1%	97.0%	96.3%	- 0.7%
Days on Market Until Sale	42	25	- 40.5%	35	38	+ 8.6%
Inventory of Homes for Sale	69	70	+ 1.4%	--	--	--
Months Supply of Inventory	4.3	3.9	- 9.3%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	7	12	+ 71.4%	64	78	+ 21.9%
Pending Sales	6	3	- 50.0%	36	34	- 5.6%
Closed Sales	10	4	- 60.0%	33	37	+ 12.1%
Median Sales Price*	\$754,250	\$758,750	+ 0.6%	\$600,000	\$764,000	+ 27.3%
Percent of Original List Price Received*	98.2%	97.6%	- 0.6%	96.7%	98.3%	+ 1.7%
Days on Market Until Sale	34	16	- 52.9%	39	28	- 28.2%
Inventory of Homes for Sale	11	19	+ 72.7%	--	--	--
Months Supply of Inventory	2.4	3.9	+ 62.5%	--	--	--

\* 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

