

Local Market Update for October 2018

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

92106

Point Loma

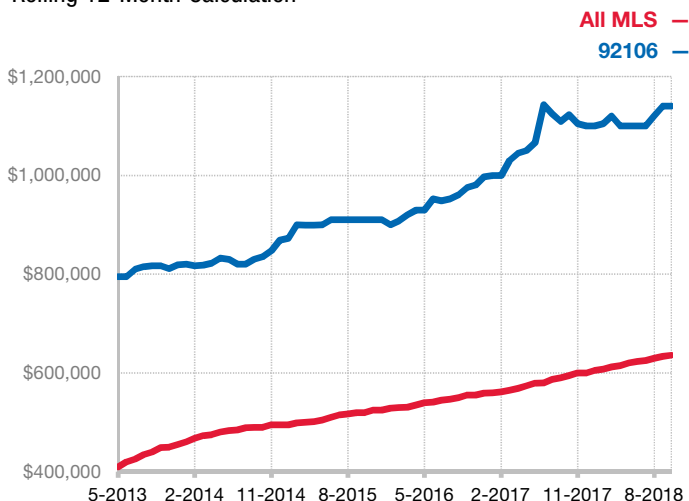
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	31	34	+ 9.7%	300	347	+ 15.7%
Pending Sales	19	18	- 5.3%	171	188	+ 9.9%
Closed Sales	19	21	+ 10.5%	169	175	+ 3.6%
Median Sales Price*	\$1,130,000	\$1,065,000	- 5.8%	\$1,120,000	\$1,170,000	+ 4.5%
Percent of Original List Price Received*	95.6%	96.5%	+ 0.9%	96.8%	96.4%	- 0.4%
Days on Market Until Sale	50	27	- 46.0%	36	35	- 2.8%
Inventory of Homes for Sale	63	58	- 7.9%	--	--	--
Months Supply of Inventory	3.9	3.3	- 15.4%	--	--	--

* 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	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	13	4	- 69.2%	93	104	+ 11.8%
Pending Sales	5	4	- 20.0%	54	48	- 11.1%
Closed Sales	8	5	- 37.5%	51	52	+ 2.0%
Median Sales Price*	\$723,500	\$685,000	- 5.3%	\$620,000	\$692,500	+ 11.7%
Percent of Original List Price Received*	91.4%	95.4%	+ 4.4%	95.9%	97.3%	+ 1.5%
Days on Market Until Sale	50	29	- 42.0%	41	29	- 29.3%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	3.0	3.1	+ 3.3%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

