

Local Market Update for July 2018

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

92109

Pacific Beach, Mission Beach

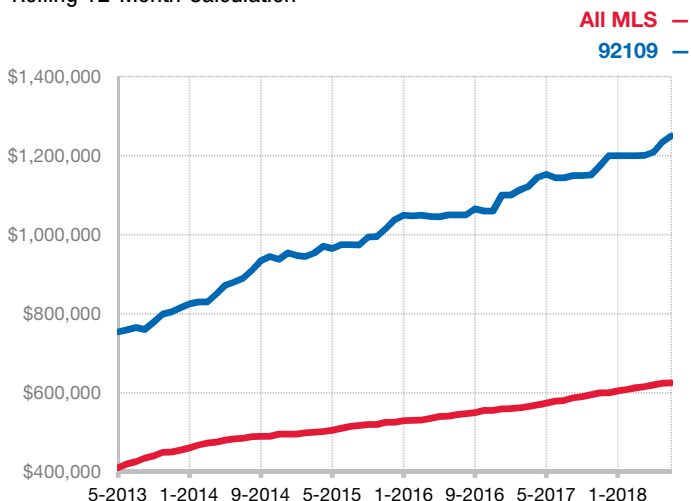
| Single Family | July | | | Year to Date | | |
|--|-------------|--------------------|----------------|--------------|--------------------|----------------|
| | 2017 | 2018 | Percent Change | Thru 7-2017 | Thru 7-2018 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 20 | 29 | + 45.0% | 218 | 201 | - 7.8% |
| Pending Sales | 19 | 11 | - 42.1% | 146 | 111 | - 24.0% |
| Closed Sales | 16 | 15 | - 6.3% | 138 | 114 | - 17.4% |
| Median Sales Price* | \$1,125,000 | \$1,300,000 | + 15.6% | \$1,147,500 | \$1,250,000 | + 8.9% |
| Percent of Original List Price Received* | 96.4% | 95.1% | - 1.3% | 97.5% | 96.3% | - 1.2% |
| Days on Market Until Sale | 34 | 46 | + 35.3% | 36 | 35 | - 2.8% |
| Inventory of Homes for Sale | 57 | 55 | - 3.5% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 3.4 | + 13.3% | -- | -- | -- |

* 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 |
| Key Metrics | | | | | | |
| New Listings | 41 | 51 | + 24.4% | 286 | 268 | - 6.3% |
| Pending Sales | 21 | 34 | + 61.9% | 208 | 185 | - 11.1% |
| Closed Sales | 29 | 22 | - 24.1% | 204 | 174 | - 14.7% |
| Median Sales Price* | \$780,000 | \$730,000 | - 6.4% | \$627,000 | \$630,000 | + 0.5% |
| Percent of Original List Price Received* | 96.5% | 97.1% | + 0.6% | 97.0% | 98.4% | + 1.4% |
| Days on Market Until Sale | 24 | 27 | + 12.5% | 31 | 29 | - 6.5% |
| Inventory of Homes for Sale | 68 | 59 | - 13.2% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 2.3 | - 4.2% | -- | -- | -- |

* 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

