

Local Market Update for January 2019

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

92109

Pacific Beach, Mission Beach

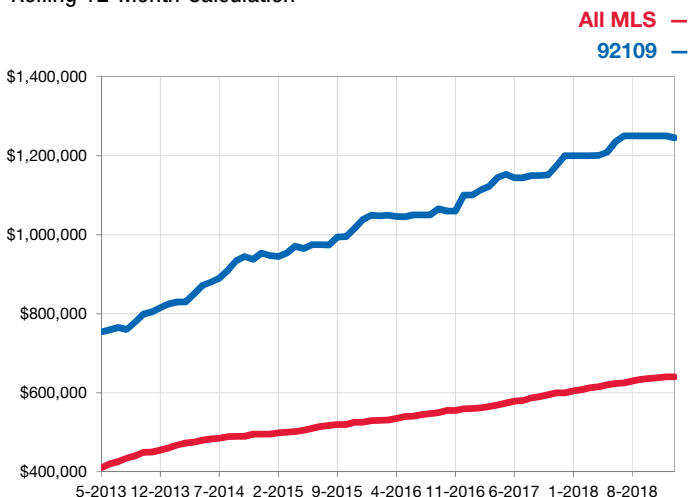
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	26	27	+ 3.8%	26	27	+ 3.8%
Pending Sales	14	16	+ 14.3%	14	16	+ 14.3%
Closed Sales	12	9	- 25.0%	12	9	- 25.0%
Median Sales Price*	\$1,297,500	\$1,215,000	- 6.4%	\$1,297,500	\$1,215,000	- 6.4%
Percent of Original List Price Received*	96.7%	98.1%	+ 1.4%	96.7%	98.1%	+ 1.4%
Days on Market Until Sale	32	55	+ 71.9%	32	55	+ 71.9%
Inventory of Homes for Sale	47	52	+ 10.6%	--	--	--
Months Supply of Inventory	2.5	3.5	+ 40.0%	--	--	--

* 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	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	29	37	+ 27.6%	29	37	+ 27.6%
Pending Sales	21	20	- 4.8%	21	20	- 4.8%
Closed Sales	20	13	- 35.0%	20	13	- 35.0%
Median Sales Price*	\$524,250	\$751,000	+ 43.3%	\$524,250	\$751,000	+ 43.3%
Percent of Original List Price Received*	97.9%	96.6%	- 1.3%	97.9%	96.6%	- 1.3%
Days on Market Until Sale	35	28	- 20.0%	35	28	- 20.0%
Inventory of Homes for Sale	40	48	+ 20.0%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

