

Local Market Update for October 2018

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

92109

Pacific Beach, Mission Beach

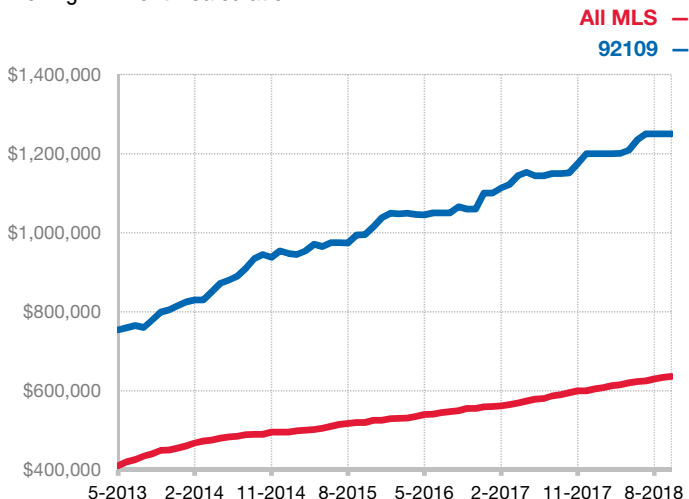
| Single Family | October | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|--------------|----------------|
| | 2017 | 2018 | Percent Change | Thru 10-2017 | Thru 10-2018 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 25 | 35 | + 40.0% | 304 | 296 | - 2.6% |
| Pending Sales | 17 | 13 | - 23.5% | 202 | 151 | - 25.2% |
| Closed Sales | 16 | 12 | - 25.0% | 194 | 152 | - 21.6% |
| Median Sales Price* | \$1,226,000 | \$1,295,000 | + 5.6% | \$1,155,000 | \$1,250,000 | + 8.2% |
| Percent of Original List Price Received* | 96.2% | 92.8% | - 3.5% | 97.1% | 95.9% | - 1.2% |
| Days on Market Until Sale | 34 | 45 | + 32.4% | 36 | 37 | + 2.8% |
| Inventory of Homes for Sale | 53 | 69 | + 30.2% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 4.7 | + 67.9% | -- | -- | -- |

* 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 | 34 | 35 | + 2.9% | 387 | 385 | - 0.5% |
| Pending Sales | 20 | 21 | + 5.0% | 288 | 245 | - 14.9% |
| Closed Sales | 20 | 19 | - 5.0% | 284 | 247 | - 13.0% |
| Median Sales Price* | \$629,500 | \$615,000 | - 2.3% | \$617,500 | \$620,000 | + 0.4% |
| Percent of Original List Price Received* | 96.5% | 96.3% | - 0.2% | 96.8% | 98.1% | + 1.3% |
| Days on Market Until Sale | 35 | 40 | + 14.3% | 32 | 28 | - 12.5% |
| Inventory of Homes for Sale | 55 | 66 | + 20.0% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 2.7 | + 35.0% | -- | -- | -- |

* 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

