

Local Market Update for January 2019

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

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Morena

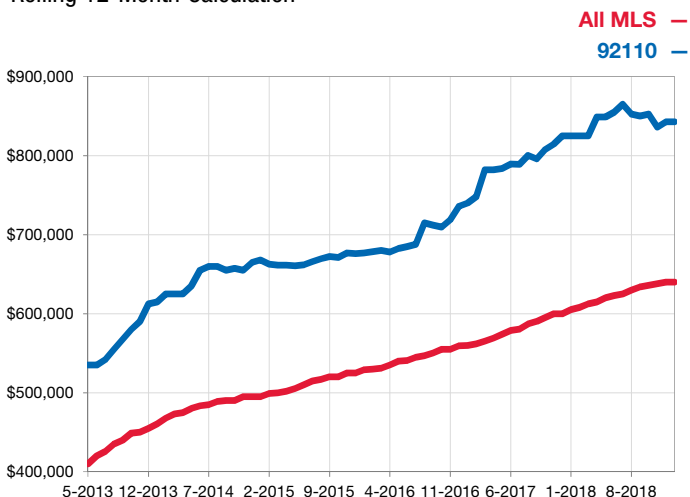
| Single Family | January | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 1-2018 | Thru 1-2019 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 16 | 15 | - 6.3% | 16 | 15 | - 6.3% |
| Pending Sales | 12 | 9 | - 25.0% | 12 | 9 | - 25.0% |
| Closed Sales | 10 | 6 | - 40.0% | 10 | 6 | - 40.0% |
| Median Sales Price* | \$799,763 | \$800,000 | + 0.0% | \$799,763 | \$800,000 | + 0.0% |
| Percent of Original List Price Received* | 101.7% | 97.3% | - 4.3% | 101.7% | 97.3% | - 4.3% |
| Days on Market Until Sale | 31 | 30 | - 3.2% | 31 | 30 | - 3.2% |
| Inventory of Homes for Sale | 14 | 18 | + 28.6% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.7 | + 21.4% | -- | -- | -- |

* 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 | January | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 1-2018 | Thru 1-2019 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 21 | 24 | + 14.3% | 21 | 24 | + 14.3% |
| Pending Sales | 20 | 17 | - 15.0% | 20 | 17 | - 15.0% |
| Closed Sales | 15 | 10 | - 33.3% | 15 | 10 | - 33.3% |
| Median Sales Price* | \$418,000 | \$499,000 | + 19.4% | \$418,000 | \$499,000 | + 19.4% |
| Percent of Original List Price Received* | 96.5% | 97.4% | + 0.9% | 96.5% | 97.4% | + 0.9% |
| Days on Market Until Sale | 34 | 36 | + 5.9% | 34 | 36 | + 5.9% |
| Inventory of Homes for Sale | 19 | 26 | + 36.8% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.5 | + 36.4% | -- | -- | -- |

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

