

Local Market Update for October 2018

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

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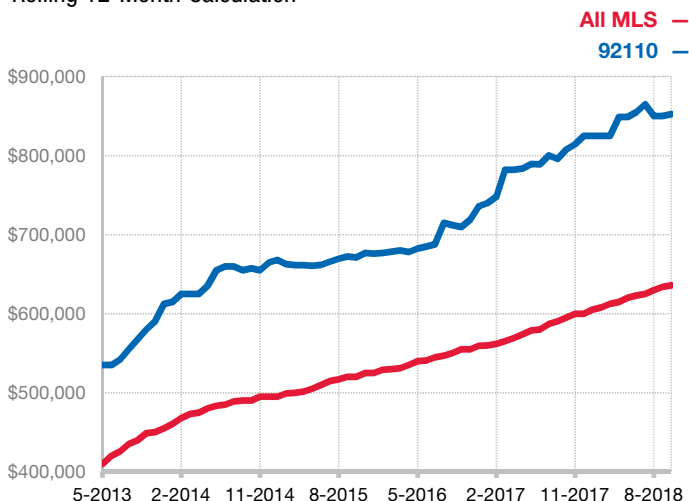
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	9	20	+ 122.2%	118	174	+ 47.5%
Pending Sales	8	7	- 12.5%	94	116	+ 23.4%
Closed Sales	13	10	- 23.1%	93	116	+ 24.7%
Median Sales Price*	\$860,000	\$900,000	+ 4.7%	\$815,000	\$850,000	+ 4.3%
Percent of Original List Price Received*	97.8%	97.1%	- 0.7%	97.9%	97.7%	- 0.2%
Days on Market Until Sale	15	25	+ 66.7%	26	22	- 15.4%
Inventory of Homes for Sale	10	25	+ 150.0%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--

* 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	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	30	35	+ 16.7%	218	248	+ 13.8%
Pending Sales	20	15	- 25.0%	175	180	+ 2.9%
Closed Sales	17	15	- 11.8%	163	176	+ 8.0%
Median Sales Price*	\$412,000	\$412,500	+ 0.1%	\$408,000	\$420,000	+ 2.9%
Percent of Original List Price Received*	97.0%	99.6%	+ 2.7%	98.6%	98.4%	- 0.2%
Days on Market Until Sale	27	22	- 18.5%	22	24	+ 9.1%
Inventory of Homes for Sale	30	46	+ 53.3%	--	--	--
Months Supply of Inventory	1.8	2.7	+ 50.0%	--	--	--

* 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

