

# Local Market Update for January 2019

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

## 92114

Encanto

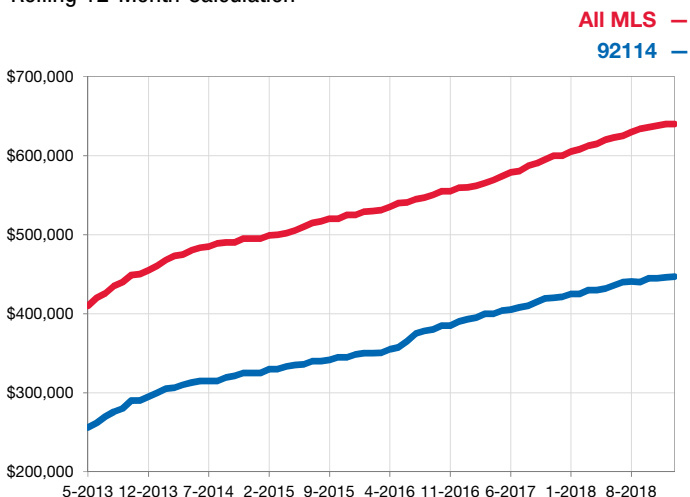
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
<b>Key Metrics</b>						
New Listings	42	61	+ 45.2%	42	61	+ 45.2%
Pending Sales	37	39	+ 5.4%	37	39	+ 5.4%
Closed Sales	29	37	+ 27.6%	29	37	+ 27.6%
Median Sales Price*	\$435,000	<b>\$442,000</b>	+ 1.6%	\$435,000	<b>\$442,000</b>	+ 1.6%
Percent of Original List Price Received*	97.3%	<b>98.3%</b>	+ 1.0%	97.3%	<b>98.3%</b>	+ 1.0%
Days on Market Until Sale	19	26	+ 36.8%	19	26	+ 36.8%
Inventory of Homes for Sale	56	59	+ 5.4%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	<b>\$390,000</b>	--	\$0	<b>\$390,000</b>	--
Percent of Original List Price Received*	0.0%	<b>94.0%</b>	--	0.0%	<b>94.0%</b>	--
Days on Market Until Sale	0	47	--	0	47	--
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--

\* 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

