

Local Market Update for April 2018

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

92114

Encanto

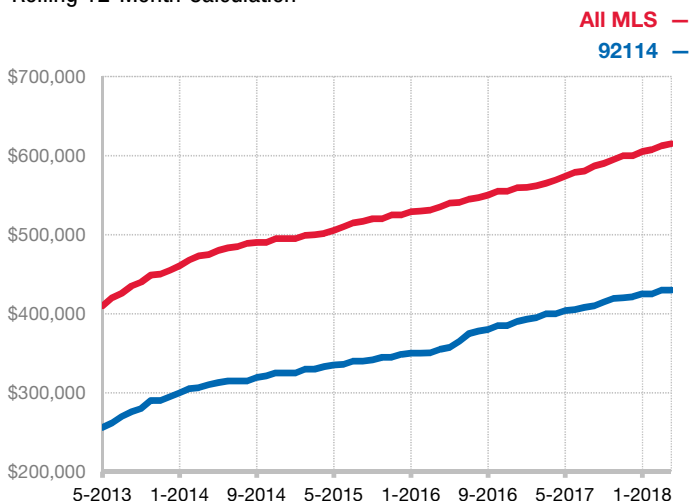
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	66	48	- 27.3%	230	189	- 17.8%
Pending Sales	41	40	- 2.4%	180	164	- 8.9%
Closed Sales	38	46	+ 21.1%	161	146	- 9.3%
Median Sales Price*	\$420,000	\$438,500	+ 4.4%	\$402,000	\$436,000	+ 8.5%
Percent of Original List Price Received*	98.8%	99.2%	+ 0.4%	98.3%	98.7%	+ 0.4%
Days on Market Until Sale	34	26	- 23.5%	38	24	- 36.8%
Inventory of Homes for Sale	74	47	- 36.5%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--

* 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	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	0	0	--	2	7	+ 250.0%
Pending Sales	0	2	--	1	8	+ 700.0%
Closed Sales	1	2	+ 100.0%	3	5	+ 66.7%
Median Sales Price*	\$355,000	\$387,500	+ 9.2%	\$355,000	\$355,000	0.0%
Percent of Original List Price Received*	101.5%	98.8%	- 2.7%	100.1%	98.7%	- 1.4%
Days on Market Until Sale	3	5	+ 66.7%	15	28	+ 86.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--

* 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

