

# Local Market Update for January 2018

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

## 92114

Encanto

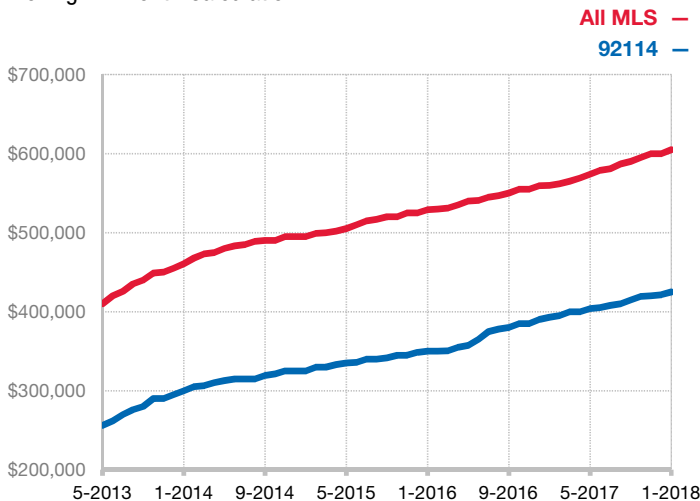
Single Family	January			Year to Date		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
<b>Key Metrics</b>						
New Listings	56	40	- 28.6%	56	40	- 28.6%
Pending Sales	33	43	+ 30.3%	33	43	+ 30.3%
Closed Sales	34	27	- 20.6%	34	27	- 20.6%
Median Sales Price*	\$382,250	<b>\$427,000</b>	+ 11.7%	\$382,250	<b>\$427,000</b>	+ 11.7%
Percent of Original List Price Received*	98.0%	<b>97.1%</b>	- 0.9%	98.0%	<b>97.1%</b>	- 0.9%
Days on Market Until Sale	57	<b>20</b>	- 64.9%	57	<b>20</b>	- 64.9%
Inventory of Homes for Sale	80	<b>41</b>	- 48.8%	--	--	--
Months Supply of Inventory	2.1	<b>1.0</b>	- 52.4%	--	--	--

\* 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		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
<b>Key Metrics</b>						
New Listings	0	1	--	0	1	--
Pending Sales	0	2	--	0	2	--
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$355,200	<b>\$0</b>	- 100.0%	\$355,200	<b>\$0</b>	- 100.0%
Percent of Original List Price Received*	101.5%	<b>0.0%</b>	- 100.0%	101.5%	<b>0.0%</b>	- 100.0%
Days on Market Until Sale	7	0	- 100.0%	7	0	- 100.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	<b>1.1</b>	+ 57.1%	--	--	--

\* 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

