

Local Market Update for July 2018

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

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College

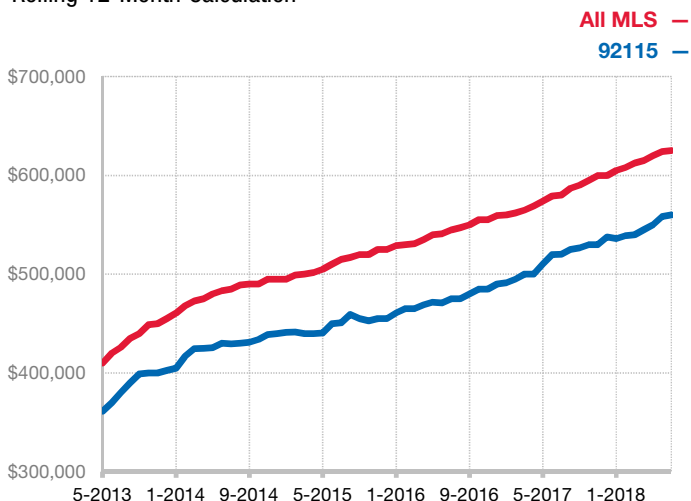
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	49	63	+ 28.6%	331	352	+ 6.3%
Pending Sales	39	43	+ 10.3%	257	234	- 8.9%
Closed Sales	29	37	+ 27.6%	243	221	- 9.1%
Median Sales Price*	\$515,000	\$550,000	+ 6.8%	\$525,000	\$570,000	+ 8.6%
Percent of Original List Price Received*	97.7%	97.7%	0.0%	97.9%	98.0%	+ 0.1%
Days on Market Until Sale	17	15	- 11.8%	23	21	- 8.7%
Inventory of Homes for Sale	54	60	+ 11.1%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--

* 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	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	18	23	+ 27.8%	124	143	+ 15.3%
Pending Sales	20	12	- 40.0%	107	117	+ 9.3%
Closed Sales	16	13	- 18.8%	97	115	+ 18.6%
Median Sales Price*	\$256,000	\$245,000	- 4.3%	\$260,000	\$267,500	+ 2.9%
Percent of Original List Price Received*	100.1%	99.7%	- 0.4%	99.1%	99.9%	+ 0.8%
Days on Market Until Sale	47	35	- 25.5%	27	20	- 25.9%
Inventory of Homes for Sale	13	23	+ 76.9%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--

* 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

