

# Local Market Update for October 2018

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

## 92115

College

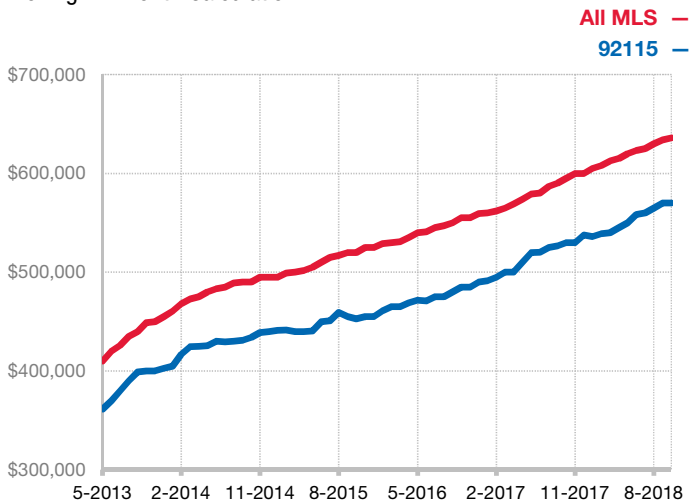
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
<b>Key Metrics</b>						
New Listings	41	57	+ 39.0%	481	526	+ 9.4%
Pending Sales	22	29	+ 31.8%	356	322	- 9.6%
Closed Sales	34	39	+ 14.7%	365	327	- 10.4%
Median Sales Price*	\$578,500	\$549,000	- 5.1%	\$535,000	\$575,000	+ 7.5%
Percent of Original List Price Received*	97.8%	96.2%	- 1.6%	97.8%	97.7%	- 0.1%
Days on Market Until Sale	20	35	+ 75.0%	24	22	- 8.3%
Inventory of Homes for Sale	61	73	+ 19.7%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

\* 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	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
<b>Key Metrics</b>						
New Listings	12	25	+ 108.3%	181	218	+ 20.4%
Pending Sales	15	18	+ 20.0%	158	178	+ 12.7%
Closed Sales	19	16	- 15.8%	159	169	+ 6.3%
Median Sales Price*	\$280,000	\$273,500	- 2.3%	\$275,000	\$279,000	+ 1.5%
Percent of Original List Price Received*	99.6%	99.0%	- 0.6%	99.2%	99.6%	+ 0.4%
Days on Market Until Sale	18	30	+ 66.7%	24	21	- 12.5%
Inventory of Homes for Sale	12	25	+ 108.3%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

\* 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

