

Local Market Update for July 2018

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

92120

Allied Gardens, Del Cerro

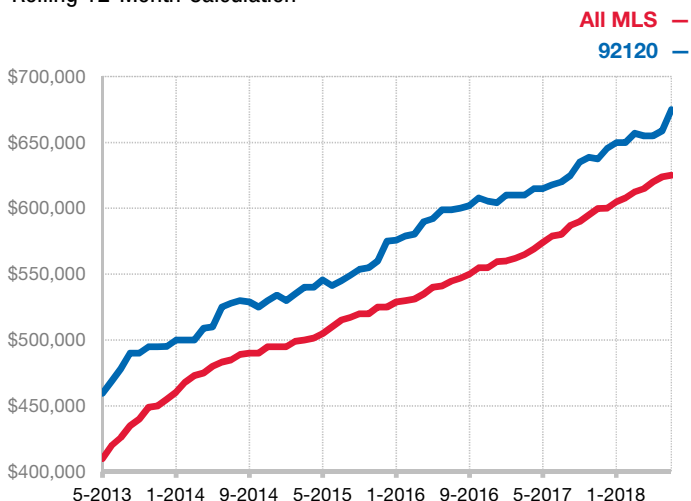
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	29	48	+ 65.5%	246	244	- 0.8%
Pending Sales	32	37	+ 15.6%	201	181	- 10.0%
Closed Sales	35	31	- 11.4%	194	161	- 17.0%
Median Sales Price*	\$626,000	\$710,000	+ 13.4%	\$639,500	\$680,000	+ 6.3%
Percent of Original List Price Received*	98.4%	97.4%	- 1.0%	98.0%	98.9%	+ 0.9%
Days on Market Until Sale	23	27	+ 17.4%	24	20	- 16.7%
Inventory of Homes for Sale	35	43	+ 22.9%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--

* 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.

Townhouse-Condo	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	12	19	+ 58.3%	106	95	- 10.4%
Pending Sales	9	15	+ 66.7%	84	70	- 16.7%
Closed Sales	20	7	- 65.0%	81	65	- 19.8%
Median Sales Price*	\$398,500	\$312,000	- 21.7%	\$315,000	\$361,000	+ 14.6%
Percent of Original List Price Received*	98.5%	100.6%	+ 2.1%	98.3%	99.7%	+ 1.4%
Days on Market Until Sale	20	9	- 55.0%	19	20	+ 5.3%
Inventory of Homes for Sale	17	22	+ 29.4%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--

* 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

