

Local Market Update for January 2019

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

92122

University City

Single Family

| Key Metrics | January | | | Year to Date | | |
|--|-------------|-----------|----------------|--------------|-------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 1-2018 | Thru 1-2019 | Percent Change |
| New Listings | 12 | 14 | + 16.7% | 12 | 14 | + 16.7% |
| Pending Sales | 5 | 8 | + 60.0% | 5 | 8 | + 60.0% |
| Closed Sales | 3 | 11 | + 266.7% | 3 | 11 | + 266.7% |
| Median Sales Price* | \$1,100,000 | \$860,000 | - 21.8% | \$1,100,000 | \$860,000 | - 21.8% |
| Percent of Original List Price Received* | 97.1% | 96.7% | - 0.4% | 97.1% | 96.7% | - 0.4% |
| Days on Market Until Sale | 13 | 32 | + 146.2% | 13 | 32 | + 146.2% |
| Inventory of Homes for Sale | 15 | 16 | + 6.7% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.4 | 0.0% | -- | -- | -- |

* 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.

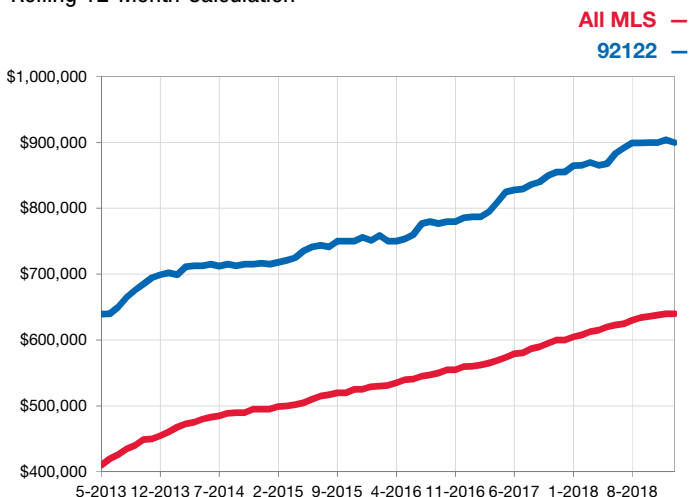
Townhouse-Condo

| Key Metrics | January | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 1-2018 | Thru 1-2019 | Percent Change |
| New Listings | 30 | 25 | - 16.7% | 30 | 25 | - 16.7% |
| Pending Sales | 21 | 11 | - 47.6% | 21 | 11 | - 47.6% |
| Closed Sales | 23 | 13 | - 43.5% | 23 | 13 | - 43.5% |
| Median Sales Price* | \$445,500 | \$537,000 | + 20.5% | \$445,500 | \$537,000 | + 20.5% |
| Percent of Original List Price Received* | 98.6% | 97.0% | - 1.6% | 98.6% | 97.0% | - 1.6% |
| Days on Market Until Sale | 29 | 35 | + 20.7% | 29 | 35 | + 20.7% |
| Inventory of Homes for Sale | 16 | 31 | + 93.8% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 1.5 | + 114.3% | -- | -- | -- |

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

