

Local Market Update for October 2018

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

92122

University City

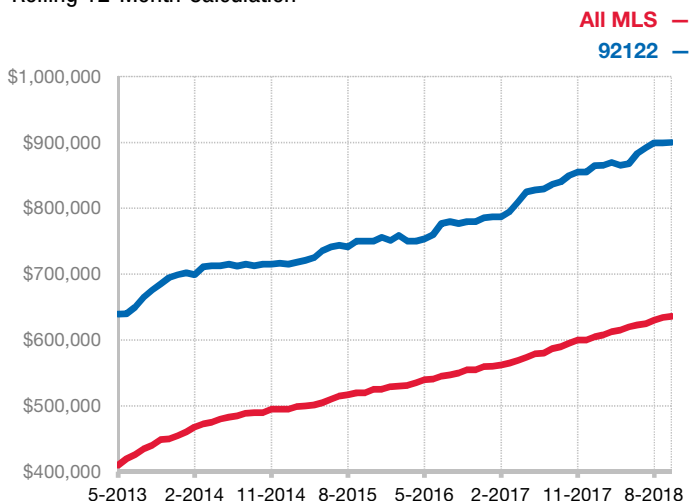
| Single Family | October | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2017 | 2018 | Percent Change | Thru 10-2017 | Thru 10-2018 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 18 | 17 | - 5.6% | 151 | 166 | + 9.9% |
| Pending Sales | 15 | 9 | - 40.0% | 120 | 121 | + 0.8% |
| Closed Sales | 10 | 10 | 0.0% | 113 | 112 | - 0.9% |
| Median Sales Price* | \$898,000 | \$922,500 | + 2.7% | \$854,220 | \$904,500 | + 5.9% |
| Percent of Original List Price Received* | 96.6% | 97.6% | + 1.0% | 97.6% | 99.0% | + 1.4% |
| Days on Market Until Sale | 18 | 24 | + 33.3% | 22 | 15 | - 31.8% |
| Inventory of Homes for Sale | 21 | 17 | - 19.0% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.5 | - 21.1% | -- | -- | -- |

* 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.

| Townhouse-Condo | October | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2017 | 2018 | Percent Change | Thru 10-2017 | Thru 10-2018 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 24 | 19 | - 20.8% | 300 | 293 | - 2.3% |
| Pending Sales | 16 | 9 | - 43.8% | 256 | 227 | - 11.3% |
| Closed Sales | 32 | 27 | - 15.6% | 261 | 240 | - 8.0% |
| Median Sales Price* | \$438,000 | \$485,000 | + 10.7% | \$435,000 | \$464,750 | + 6.8% |
| Percent of Original List Price Received* | 98.2% | 97.9% | - 0.3% | 99.1% | 99.7% | + 0.6% |
| Days on Market Until Sale | 23 | 20 | - 13.0% | 20 | 17 | - 15.0% |
| Inventory of Homes for Sale | 30 | 35 | + 16.7% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 1.5 | + 25.0% | -- | -- | -- |

* 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

