

# Local Market Update for July 2018

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

## 92122

University City

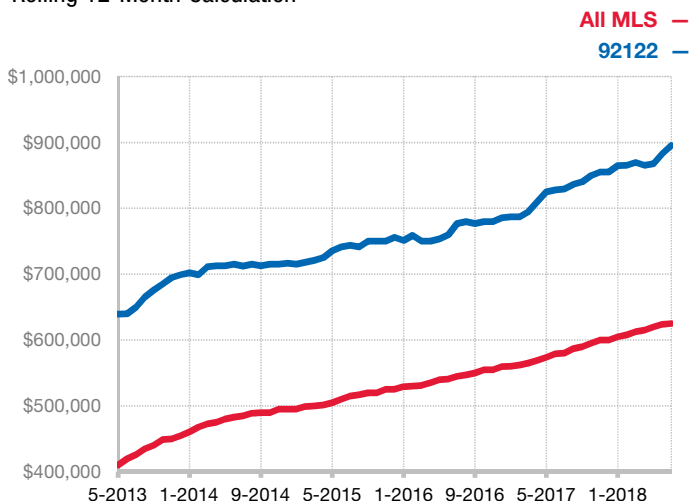
| Single Family                            | July      |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2017      | 2018             | Percent Change | Thru 7-2017  | Thru 7-2018      | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |              |                  |                |
| New Listings                             | 14        | 10               | - 28.6%        | 107          | 120              | + 12.1%        |
| Pending Sales                            | 8         | 14               | + 75.0%        | 89           | 91               | + 2.2%         |
| Closed Sales                             | 19        | 15               | - 21.1%        | 85           | 78               | - 8.2%         |
| Median Sales Price*                      | \$838,000 | <b>\$970,000</b> | + 15.8%        | \$842,000    | <b>\$904,500</b> | + 7.4%         |
| Percent of Original List Price Received* | 99.6%     | <b>99.6%</b>     | 0.0%           | 97.7%        | <b>99.5%</b>     | + 1.8%         |
| Days on Market Until Sale                | 13        | 14               | + 7.7%         | 23           | 15               | - 34.8%        |
| Inventory of Homes for Sale              | 18        | 13               | - 27.8%        | --           | --               | --             |
| Months Supply of Inventory               | 1.5       | 1.1              | - 26.7%        | --           | --               | --             |

\* 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 |
| <b>Key Metrics</b>                       |           |                  |                |              |                  |                |
| New Listings                             | 37        | 31               | - 16.2%        | 216          | 208              | - 3.7%         |
| Pending Sales                            | 32        | 28               | - 12.5%        | 191          | 172              | - 9.9%         |
| Closed Sales                             | 27        | 29               | + 7.4%         | 178          | 170              | - 4.5%         |
| Median Sales Price*                      | \$420,000 | <b>\$465,000</b> | + 10.7%        | \$430,750    | <b>\$464,250</b> | + 7.8%         |
| Percent of Original List Price Received* | 98.4%     | <b>99.4%</b>     | + 1.0%         | 99.1%        | <b>99.9%</b>     | + 0.8%         |
| Days on Market Until Sale                | 17        | 14               | - 17.6%        | 20           | 17               | - 15.0%        |
| Inventory of Homes for Sale              | 27        | 25               | - 7.4%         | --           | --               | --             |
| Months Supply of Inventory               | 1.0       | 1.1              | + 10.0%        | --           | --               | --             |

\* 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

