

Local Market Update for October 2018

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

92123

Serra Mesa

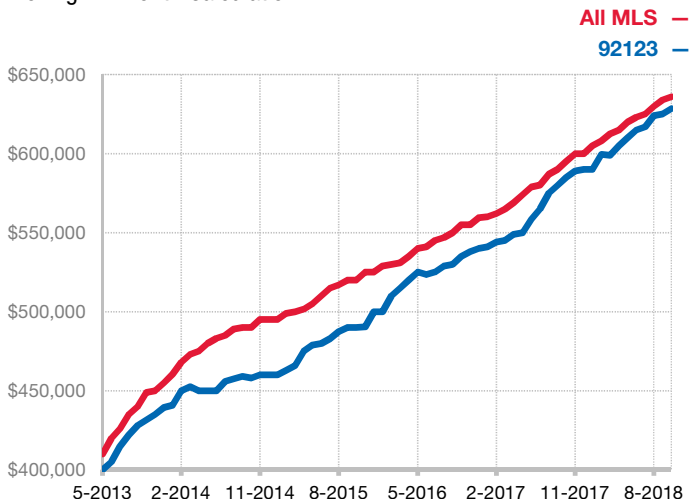
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	18	26	+ 44.4%	205	208	+ 1.5%
Pending Sales	12	10	- 16.7%	169	147	- 13.0%
Closed Sales	18	15	- 16.7%	168	149	- 11.3%
Median Sales Price*	\$619,500	\$643,900	+ 3.9%	\$590,000	\$634,500	+ 7.5%
Percent of Original List Price Received*	98.5%	96.2%	- 2.3%	99.5%	97.9%	- 1.6%
Days on Market Until Sale	18	25	+ 38.9%	18	19	+ 5.6%
Inventory of Homes for Sale	18	26	+ 44.4%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

* 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	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	12	6	- 50.0%	93	100	+ 7.5%
Pending Sales	8	7	- 12.5%	81	82	+ 1.2%
Closed Sales	9	5	- 44.4%	83	78	- 6.0%
Median Sales Price*	\$480,000	\$500,000	+ 4.2%	\$430,000	\$480,000	+ 11.6%
Percent of Original List Price Received*	101.0%	99.3%	- 1.7%	100.0%	99.3%	- 0.7%
Days on Market Until Sale	8	13	+ 62.5%	14	14	0.0%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--

* 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

