

Local Market Update for January 2019

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

92123

Serra Mesa

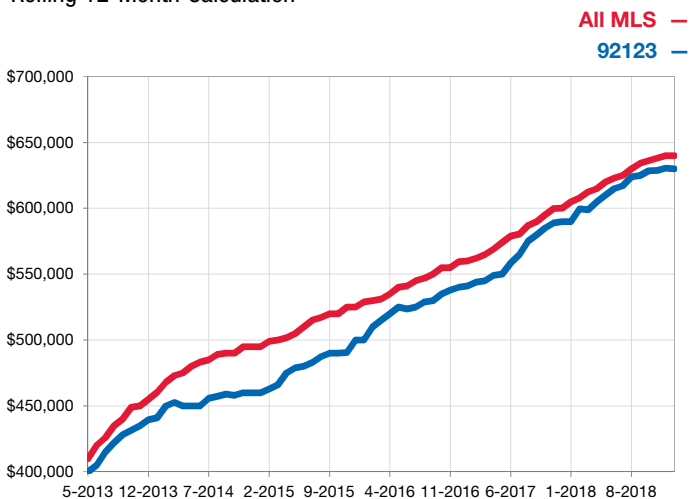
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	23	23	0.0%	23	23	0.0%
Pending Sales	19	19	0.0%	19	19	0.0%
Closed Sales	14	9	- 35.7%	14	9	- 35.7%
Median Sales Price*	\$580,000	\$615,000	+ 6.0%	\$580,000	\$615,000	+ 6.0%
Percent of Original List Price Received*	98.8%	98.9%	+ 0.1%	98.8%	98.9%	+ 0.1%
Days on Market Until Sale	26	19	- 26.9%	26	19	- 26.9%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--

* 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	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	12	3	- 75.0%	12	3	- 75.0%
Pending Sales	9	3	- 66.7%	9	3	- 66.7%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$473,000	\$380,000	- 19.7%	\$473,000	\$380,000	- 19.7%
Percent of Original List Price Received*	99.0%	100.2%	+ 1.2%	99.0%	100.2%	+ 1.2%
Days on Market Until Sale	27	23	- 14.8%	27	23	- 14.8%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.9	0.9	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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

