

Local Market Update for July 2018

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

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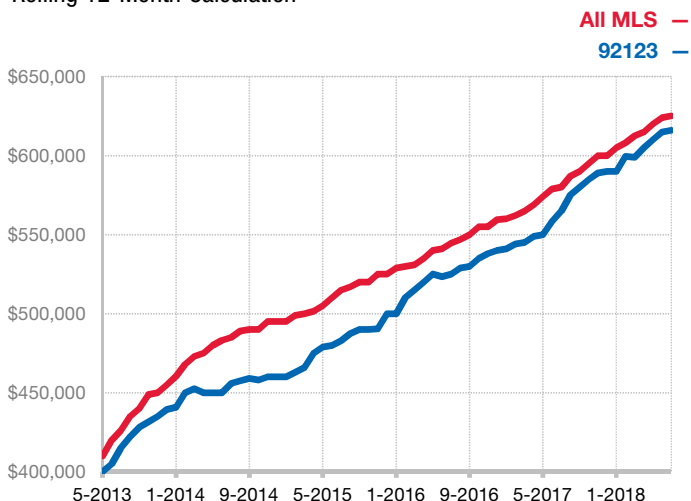
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	29	23	- 20.7%	142	143	+ 0.7%
Pending Sales	23	14	- 39.1%	115	109	- 5.2%
Closed Sales	16	13	- 18.8%	101	105	+ 4.0%
Median Sales Price*	\$610,250	\$636,000	+ 4.2%	\$578,000	\$629,000	+ 8.8%
Percent of Original List Price Received*	98.5%	99.6%	+ 1.1%	99.7%	98.2%	- 1.5%
Days on Market Until Sale	9	10	+ 11.1%	19	18	- 5.3%
Inventory of Homes for Sale	23	21	- 8.7%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

* 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.

Townhouse-Condo	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	8	6	- 25.0%	64	73	+ 14.1%
Pending Sales	6	12	+ 100.0%	59	63	+ 6.8%
Closed Sales	9	4	- 55.6%	63	56	- 11.1%
Median Sales Price*	\$407,500	\$545,000	+ 33.7%	\$425,000	\$466,500	+ 9.8%
Percent of Original List Price Received*	100.3%	100.7%	+ 0.4%	99.9%	99.4%	- 0.5%
Days on Market Until Sale	11	6	- 45.5%	15	14	- 6.7%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	0.8	0.6	- 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

