

Local Market Update for October 2018

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

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Mira Mesa

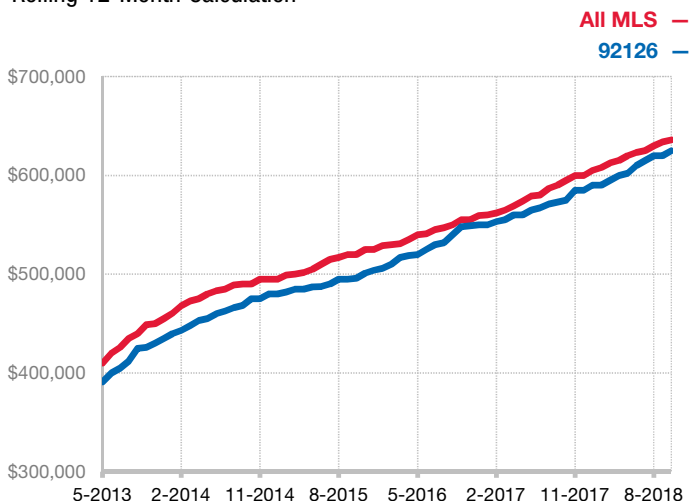
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	28	38	+ 35.7%	403	403	0.0%
Pending Sales	35	36	+ 2.9%	333	310	- 6.9%
Closed Sales	32	25	- 21.9%	322	291	- 9.6%
Median Sales Price*	\$588,500	\$629,000	+ 6.9%	\$582,300	\$629,000	+ 8.0%
Percent of Original List Price Received*	99.3%	98.1%	- 1.2%	99.4%	99.9%	+ 0.5%
Days on Market Until Sale	18	18	0.0%	17	14	- 17.6%
Inventory of Homes for Sale	27	39	+ 44.4%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--

* 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	16	17	+ 6.3%	291	217	- 25.4%
Pending Sales	19	20	+ 5.3%	275	171	- 37.8%
Closed Sales	26	21	- 19.2%	281	171	- 39.1%
Median Sales Price*	\$357,500	\$395,000	+ 10.5%	\$355,000	\$383,000	+ 7.9%
Percent of Original List Price Received*	99.1%	98.6%	- 0.5%	100.5%	99.2%	- 1.3%
Days on Market Until Sale	15	11	- 26.7%	12	18	+ 50.0%
Inventory of Homes for Sale	11	22	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.3	+ 225.0%	--	--	--

* 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

