

Local Market Update for July 2018

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

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Mira Mesa

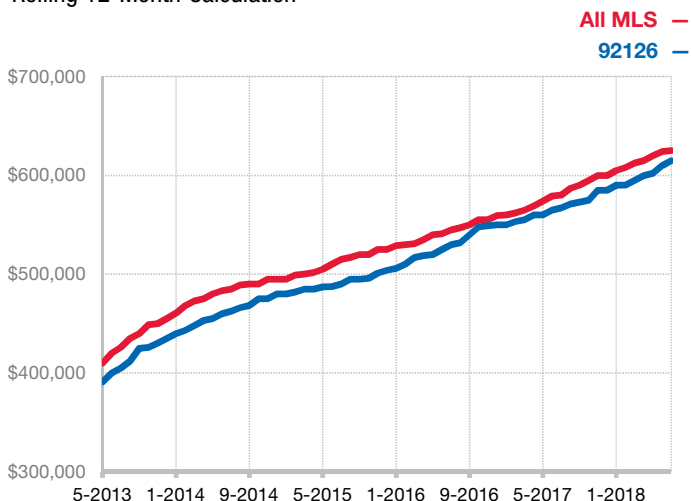
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	39	42	+ 7.7%	287	259	- 9.8%
Pending Sales	35	43	+ 22.9%	239	213	- 10.9%
Closed Sales	40	35	- 12.5%	229	188	- 17.9%
Median Sales Price*	\$599,450	\$622,000	+ 3.8%	\$580,000	\$626,000	+ 7.9%
Percent of Original List Price Received*	99.8%	99.8%	0.0%	99.7%	100.7%	+ 1.0%
Days on Market Until Sale	28	12	- 57.1%	17	12	- 29.4%
Inventory of Homes for Sale	29	36	+ 24.1%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--

* 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	31	27	- 12.9%	220	146	- 33.6%
Pending Sales	31	17	- 45.2%	210	121	- 42.4%
Closed Sales	29	10	- 65.5%	200	120	- 40.0%
Median Sales Price*	\$355,000	\$382,000	+ 7.6%	\$352,444	\$379,950	+ 7.8%
Percent of Original List Price Received*	101.7%	99.6%	- 2.1%	100.8%	99.5%	- 1.3%
Days on Market Until Sale	10	12	+ 20.0%	13	20	+ 53.8%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--

* 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

