

Local Market Update for July 2018

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

92127

Rancho Bernardo West

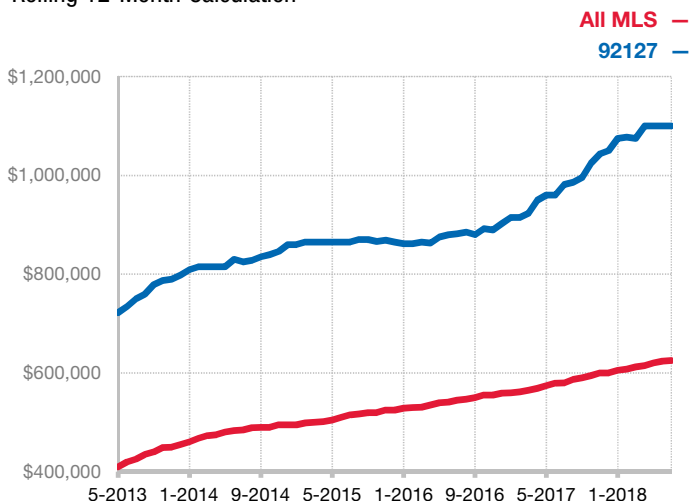
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	59	91	+ 54.2%	568	554	- 2.5%
Pending Sales	51	59	+ 15.7%	397	337	- 15.1%
Closed Sales	65	57	- 12.3%	382	296	- 22.5%
Median Sales Price*	\$1,099,000	\$1,145,000	+ 4.2%	\$1,040,000	\$1,105,000	+ 6.3%
Percent of Original List Price Received*	97.7%	97.3%	- 0.4%	98.2%	98.1%	- 0.1%
Days on Market Until Sale	37	35	- 5.4%	31	33	+ 6.5%
Inventory of Homes for Sale	117	145	+ 23.9%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

* 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	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	28	27	- 3.6%	201	185	- 8.0%
Pending Sales	25	25	0.0%	173	140	- 19.1%
Closed Sales	34	25	- 26.5%	166	124	- 25.3%
Median Sales Price*	\$467,500	\$615,000	+ 31.6%	\$474,500	\$550,500	+ 16.0%
Percent of Original List Price Received*	100.3%	99.7%	- 0.6%	100.2%	99.8%	- 0.4%
Days on Market Until Sale	10	14	+ 40.0%	12	12	0.0%
Inventory of Homes for Sale	18	27	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--

* 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

