

Local Market Update for October 2018

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

92127

Rancho Bernardo West

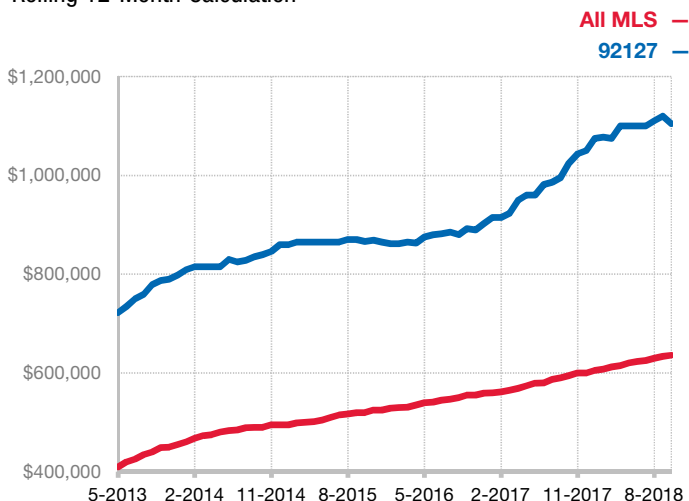
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	49	76	+ 55.1%	727	762	+ 4.8%
Pending Sales	33	47	+ 42.4%	522	459	- 12.1%
Closed Sales	47	35	- 25.5%	533	430	- 19.3%
Median Sales Price*	\$1,201,900	\$1,100,000	- 8.5%	\$1,045,000	\$1,104,802	+ 5.7%
Percent of Original List Price Received*	96.9%	97.0%	+ 0.1%	98.1%	97.8%	- 0.3%
Days on Market Until Sale	42	44	+ 4.8%	32	34	+ 6.3%
Inventory of Homes for Sale	100	131	+ 31.0%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 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	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	19	28	+ 47.4%	268	281	+ 4.9%
Pending Sales	14	20	+ 42.9%	240	186	- 22.5%
Closed Sales	25	20	- 20.0%	239	174	- 27.2%
Median Sales Price*	\$410,502	\$545,000	+ 32.8%	\$460,000	\$557,000	+ 21.1%
Percent of Original List Price Received*	99.1%	96.7%	- 2.4%	100.1%	99.4%	- 0.7%
Days on Market Until Sale	18	30	+ 66.7%	13	15	+ 15.4%
Inventory of Homes for Sale	12	35	+ 191.7%	--	--	--
Months Supply of Inventory	0.5	2.0	+ 300.0%	--	--	--

* 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

