

Local Market Update for January 2019

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

92128

Rancho Bernardo East

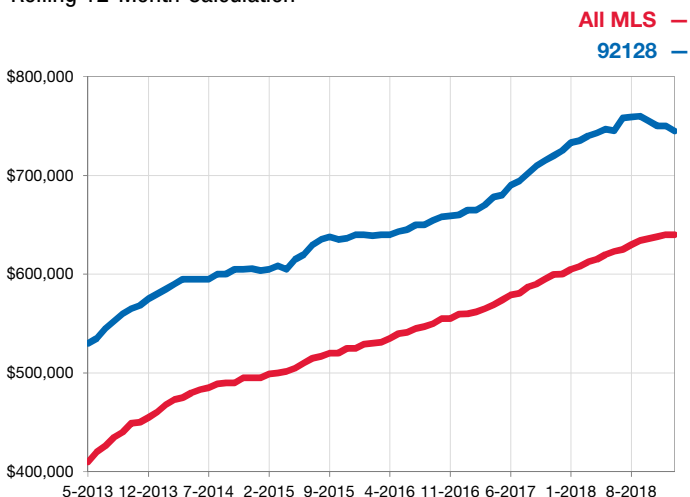
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	50	70	+ 40.0%	50	70	+ 40.0%
Pending Sales	33	34	+ 3.0%	33	34	+ 3.0%
Closed Sales	28	23	- 17.9%	28	23	- 17.9%
Median Sales Price*	\$752,500	\$630,000	- 16.3%	\$752,500	\$630,000	- 16.3%
Percent of Original List Price Received*	98.3%	94.2%	- 4.2%	98.3%	94.2%	- 4.2%
Days on Market Until Sale	25	35	+ 40.0%	25	35	+ 40.0%
Inventory of Homes for Sale	41	84	+ 104.9%	--	--	--
Months Supply of Inventory	1.0	2.2	+ 120.0%	--	--	--

* 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	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	29	30	+ 3.4%	29	30	+ 3.4%
Pending Sales	24	32	+ 33.3%	24	32	+ 33.3%
Closed Sales	29	15	- 48.3%	29	15	- 48.3%
Median Sales Price*	\$465,000	\$400,000	- 14.0%	\$465,000	\$400,000	- 14.0%
Percent of Original List Price Received*	97.8%	94.7%	- 3.2%	97.8%	94.7%	- 3.2%
Days on Market Until Sale	16	48	+ 200.0%	16	48	+ 200.0%
Inventory of Homes for Sale	16	28	+ 75.0%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 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

