

Local Market Update for July 2018

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

92128

Rancho Bernardo East

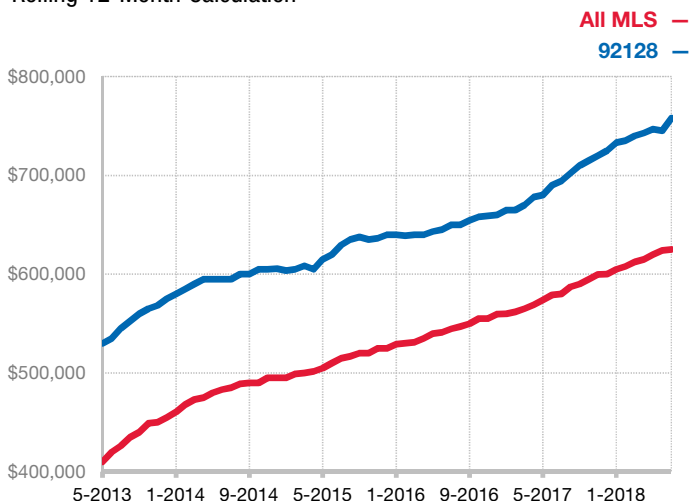
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	48	65	+ 35.4%	400	435	+ 8.7%
Pending Sales	43	54	+ 25.6%	330	311	- 5.8%
Closed Sales	51	38	- 25.5%	318	286	- 10.1%
Median Sales Price*	\$735,000	\$811,000	+ 10.3%	\$713,000	\$770,000	+ 8.0%
Percent of Original List Price Received*	97.8%	97.9%	+ 0.1%	98.5%	98.5%	0.0%
Days on Market Until Sale	22	21	- 4.5%	19	19	0.0%
Inventory of Homes for Sale	47	87	+ 85.1%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 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.

Townhouse-Condo	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	47	54	+ 14.9%	341	338	- 0.9%
Pending Sales	33	40	+ 21.2%	294	250	- 15.0%
Closed Sales	41	26	- 36.6%	285	234	- 17.9%
Median Sales Price*	\$437,500	\$455,000	+ 4.0%	\$409,000	\$448,500	+ 9.7%
Percent of Original List Price Received*	99.1%	98.5%	- 0.6%	99.1%	99.2%	+ 0.1%
Days on Market Until Sale	17	21	+ 23.5%	18	14	- 22.2%
Inventory of Homes for Sale	39	57	+ 46.2%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--

* 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

