

Local Market Update for April 2018

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

92139

Paradise Hills

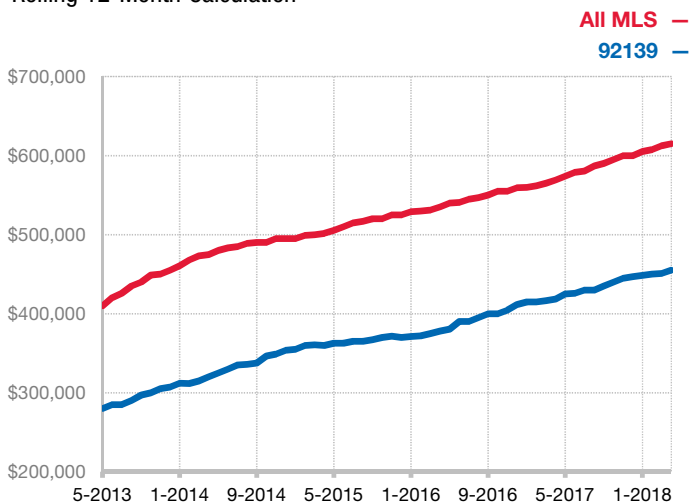
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	13	27	+ 107.7%	59	67	+ 13.6%
Pending Sales	8	17	+ 112.5%	47	48	+ 2.1%
Closed Sales	12	8	- 33.3%	48	33	- 31.3%
Median Sales Price*	\$435,500	\$464,000	+ 6.5%	\$430,000	\$453,008	+ 5.4%
Percent of Original List Price Received*	98.0%	97.3%	- 0.7%	97.9%	97.1%	- 0.8%
Days on Market Until Sale	39	19	- 51.3%	30	39	+ 30.0%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

* 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	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	14	15	+ 7.1%	54	48	- 11.1%
Pending Sales	18	17	- 5.6%	44	41	- 6.8%
Closed Sales	12	9	- 25.0%	35	28	- 20.0%
Median Sales Price*	\$322,500	\$375,000	+ 16.3%	\$330,000	\$362,500	+ 9.8%
Percent of Original List Price Received*	104.8%	100.7%	- 3.9%	100.7%	99.3%	- 1.4%
Days on Market Until Sale	50	12	- 76.0%	31	15	- 51.6%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	1.2	0.8	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

