

Local Market Update for July 2018

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

92154

Nestor, Otay Mesa

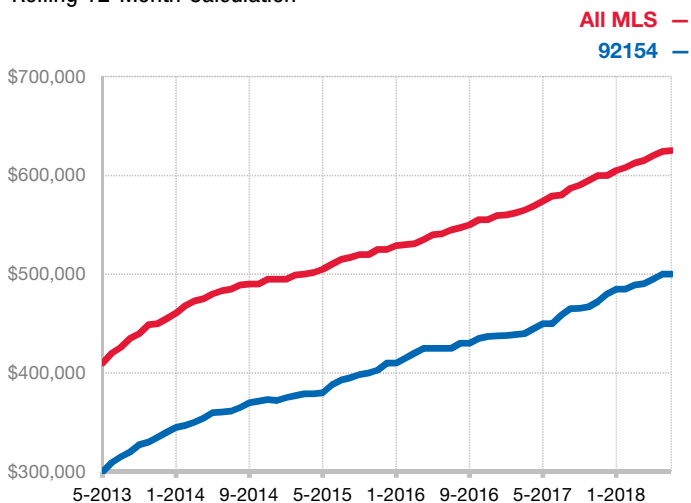
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	46	40	- 13.0%	277	256	- 7.6%
Pending Sales	32	27	- 15.6%	223	180	- 19.3%
Closed Sales	26	18	- 30.8%	199	171	- 14.1%
Median Sales Price*	\$490,750	\$500,000	+ 1.9%	\$467,000	\$500,000	+ 7.1%
Percent of Original List Price Received*	98.3%	99.1%	+ 0.8%	98.3%	98.8%	+ 0.5%
Days on Market Until Sale	27	16	- 40.7%	30	25	- 16.7%
Inventory of Homes for Sale	44	39	- 11.4%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--

* 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	19	18	- 5.3%	112	121	+ 8.0%
Pending Sales	15	12	- 20.0%	89	101	+ 13.5%
Closed Sales	10	7	- 30.0%	84	83	- 1.2%
Median Sales Price*	\$338,500	\$327,000	- 3.4%	\$321,250	\$360,000	+ 12.1%
Percent of Original List Price Received*	100.5%	100.7%	+ 0.2%	99.0%	99.4%	+ 0.4%
Days on Market Until Sale	22	10	- 54.5%	28	21	- 25.0%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--

* 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

