

Local Market Update for January 2019

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

92154

Nestor, Otay Mesa

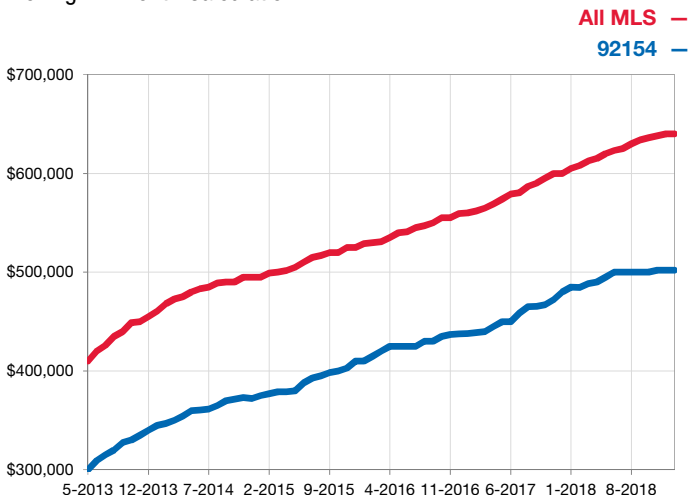
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	43	39	- 9.3%	43	39	- 9.3%
Pending Sales	34	19	- 44.1%	34	19	- 44.1%
Closed Sales	17	12	- 29.4%	17	12	- 29.4%
Median Sales Price*	\$452,000	\$479,950	+ 6.2%	\$452,000	\$479,950	+ 6.2%
Percent of Original List Price Received*	98.4%	98.5%	+ 0.1%	98.4%	98.5%	+ 0.1%
Days on Market Until Sale	30	32	+ 6.7%	30	32	+ 6.7%
Inventory of Homes for Sale	35	48	+ 37.1%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--

* 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	17	25	+ 47.1%	17	25	+ 47.1%
Pending Sales	10	15	+ 50.0%	10	15	+ 50.0%
Closed Sales	8	4	- 50.0%	8	4	- 50.0%
Median Sales Price*	\$336,000	\$376,000	+ 11.9%	\$336,000	\$376,000	+ 11.9%
Percent of Original List Price Received*	100.3%	100.3%	0.0%	100.3%	100.3%	0.0%
Days on Market Until Sale	15	22	+ 46.7%	15	22	+ 46.7%
Inventory of Homes for Sale	14	25	+ 78.6%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 72.7%	--	--	--

* 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

