

Local Market Update for April 2018

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

92154

Nestor, Otay Mesa

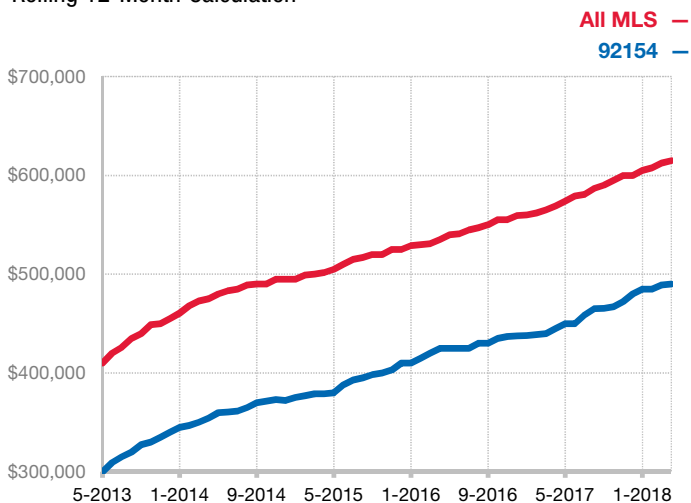
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	33	44	+ 33.3%	149	140	- 6.0%
Pending Sales	26	29	+ 11.5%	121	98	- 19.0%
Closed Sales	26	16	- 38.5%	108	86	- 20.4%
Median Sales Price*	\$450,750	\$497,500	+ 10.4%	\$461,356	\$495,000	+ 7.3%
Percent of Original List Price Received*	99.0%	97.8%	- 1.2%	98.3%	98.7%	+ 0.4%
Days on Market Until Sale	16	26	+ 62.5%	30	25	- 16.7%
Inventory of Homes for Sale	39	43	+ 10.3%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

* 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	13	11	- 15.4%	64	72	+ 12.5%
Pending Sales	14	20	+ 42.9%	55	68	+ 23.6%
Closed Sales	13	17	+ 30.8%	47	44	- 6.4%
Median Sales Price*	\$325,000	\$360,000	+ 10.8%	\$310,000	\$347,500	+ 12.1%
Percent of Original List Price Received*	98.2%	100.9%	+ 2.7%	98.4%	99.3%	+ 0.9%
Days on Market Until Sale	25	31	+ 24.0%	31	25	- 19.4%
Inventory of Homes for Sale	18	5	- 72.2%	--	--	--
Months Supply of Inventory	1.5	0.3	- 80.0%	--	--	--

* 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

