

Local Market Update for September 2018

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

92101

Downtown

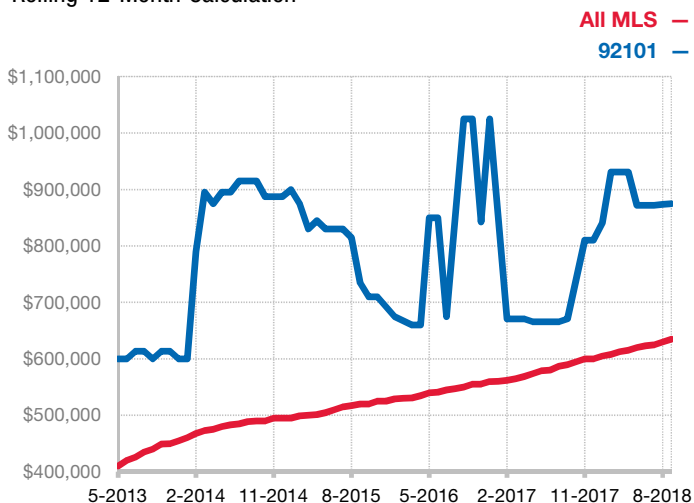
Single Family	September			Year to Date		
	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	10	16	+ 60.0%
Pending Sales	0	0	--	3	7	+ 133.3%
Closed Sales	1	2	+ 100.0%	4	8	+ 100.0%
Median Sales Price*	\$872,000	\$1,004,500	+ 15.2%	\$771,500	\$928,750	+ 20.4%
Percent of Original List Price Received*	87.4%	80.2%	- 8.2%	90.5%	92.0%	+ 1.7%
Days on Market Until Sale	28	38	+ 35.7%	96	33	- 65.6%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.5	3.1	+ 106.7%	--	--	--

* 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.

Townhouse-Condo	September			Year to Date		
	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
Key Metrics						
New Listings	138	163	+ 18.1%	1228	1507	+ 22.7%
Pending Sales	72	68	- 5.6%	684	678	- 0.9%
Closed Sales	73	72	- 1.4%	641	659	+ 2.8%
Median Sales Price*	\$517,500	\$580,500	+ 12.2%	\$535,000	\$553,000	+ 3.4%
Percent of Original List Price Received*	96.8%	95.7%	- 1.1%	97.1%	96.5%	- 0.6%
Days on Market Until Sale	35	36	+ 2.9%	31	37	+ 19.4%
Inventory of Homes for Sale	249	366	+ 47.0%	--	--	--
Months Supply of Inventory	3.5	5.0	+ 42.9%	--	--	--

* 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

