

Local Market Update for April 2019

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

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La Mesa, Grossmont

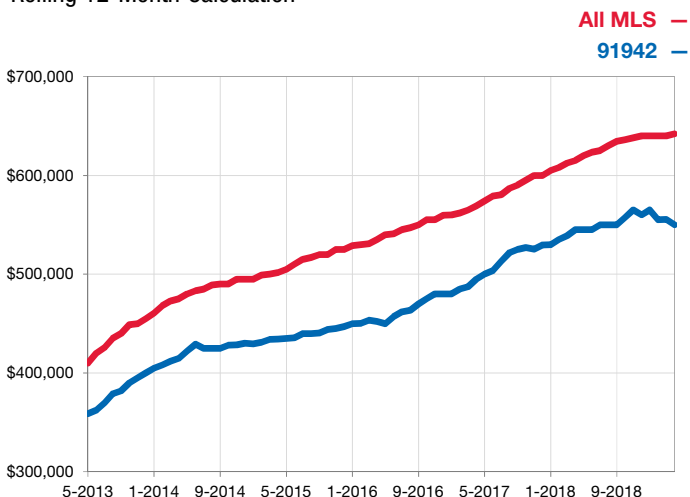
Single Family	April			Year to Date		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	33	45	+ 36.4%	146	120	- 17.8%
Pending Sales	29	31	+ 6.9%	100	86	- 14.0%
Closed Sales	26	25	- 3.8%	89	78	- 12.4%
Median Sales Price*	\$580,450	\$585,000	+ 0.8%	\$565,000	\$544,500	- 3.6%
Percent of Original List Price Received*	99.0%	98.7%	- 0.3%	97.9%	97.1%	- 0.8%
Days on Market Until Sale	16	20	+ 25.0%	21	26	+ 23.8%
Inventory of Homes for Sale	42	36	- 14.3%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

* 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.

Townhouse-Condo	April			Year to Date		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	15	16	+ 6.7%	72	58	- 19.4%
Pending Sales	13	19	+ 46.2%	62	51	- 17.7%
Closed Sales	17	10	- 41.2%	59	39	- 33.9%
Median Sales Price*	\$325,000	\$347,500	+ 6.9%	\$328,000	\$331,000	+ 0.9%
Percent of Original List Price Received*	100.0%	99.5%	- 0.5%	98.5%	97.7%	- 0.8%
Days on Market Until Sale	29	8	- 72.4%	26	24	- 7.7%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

* 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

