

Local Market Update for April 2019

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

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La Mesa, Mount Helix

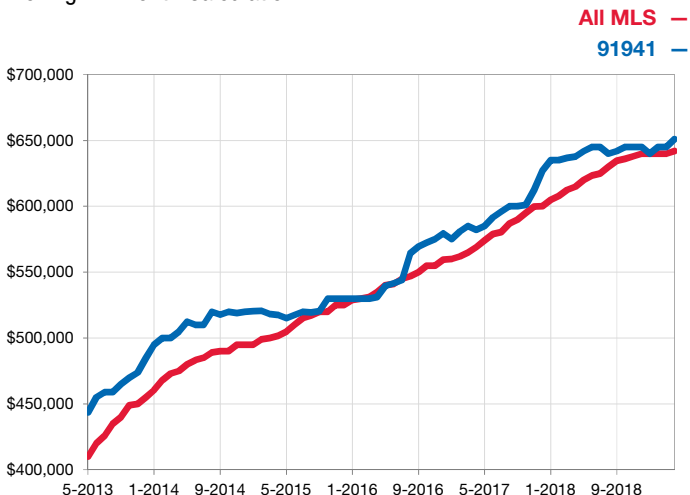
Single Family	April			Year to Date		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	49	44	- 10.2%	199	174	- 12.6%
Pending Sales	37	23	- 37.8%	138	115	- 16.7%
Closed Sales	37	38	+ 2.7%	120	111	- 7.5%
Median Sales Price*	\$625,000	\$674,450	+ 7.9%	\$629,500	\$650,000	+ 3.3%
Percent of Original List Price Received*	97.6%	97.8%	+ 0.2%	98.2%	97.0%	- 1.2%
Days on Market Until Sale	27	22	- 18.5%	31	31	0.0%
Inventory of Homes for Sale	64	65	+ 1.6%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

* 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	April			Year to Date		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
Key Metrics						
New Listings	5	3	- 40.0%	10	11	+ 10.0%
Pending Sales	4	4	0.0%	8	9	+ 12.5%
Closed Sales	4	1	- 75.0%	7	9	+ 28.6%
Median Sales Price*	\$308,500	\$100,000	- 67.6%	\$295,000	\$345,000	+ 16.9%
Percent of Original List Price Received*	101.7%	100.0%	- 1.7%	100.3%	98.4%	- 1.9%
Days on Market Until Sale	6	118	+ 1866.7%	7	38	+ 442.9%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--

* 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

