

Local Market Update for April 2022

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

92129

Penasquitos

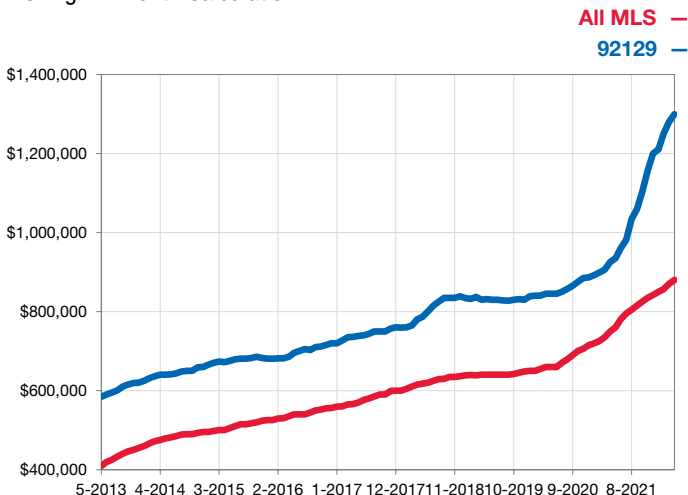
Single Family	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	30	43	+ 43.3%	101	128	+ 26.7%
Pending Sales	25	37	+ 48.0%	87	105	+ 20.7%
Closed Sales	21	30	+ 42.9%	77	93	+ 20.8%
Median Sales Price*	\$1,050,000	\$1,485,000	+ 41.4%	\$988,000	\$1,450,000	+ 46.8%
Percent of Original List Price Received*	111.3%	111.0%	- 0.3%	106.5%	111.5%	+ 4.7%
Days on Market Until Sale	9	9	0.0%	12	10	- 16.7%
Inventory of Homes for Sale	17	22	+ 29.4%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--

* 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		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	14	17	+ 21.4%	61	58	- 4.9%
Pending Sales	22	18	- 18.2%	62	54	- 12.9%
Closed Sales	24	11	- 54.2%	59	49	- 16.9%
Median Sales Price*	\$536,000	\$660,000	+ 23.1%	\$475,000	\$610,000	+ 28.4%
Percent of Original List Price Received*	105.1%	112.5%	+ 7.0%	103.4%	108.4%	+ 4.8%
Days on Market Until Sale	12	8	- 33.3%	15	10	- 33.3%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.2	0.4	+ 100.0%	--	--	--

* 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

