

Local Market Update for July 2022

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

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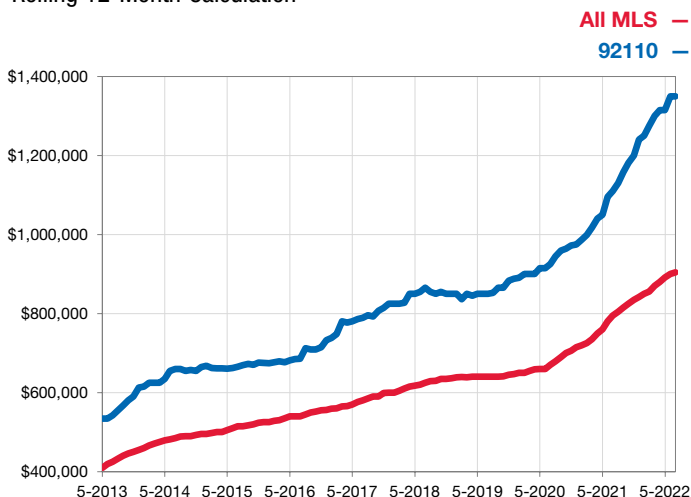
Single Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	21	14	- 33.3%	97	82	- 15.5%
Pending Sales	13	11	- 15.4%	82	62	- 24.4%
Closed Sales	11	2	- 81.8%	75	57	- 24.0%
Median Sales Price*	\$1,312,710	\$1,362,500	+ 3.8%	\$1,187,000	\$1,450,000	+ 22.2%
Percent of Original List Price Received*	104.6%	105.4%	+ 0.8%	101.8%	106.4%	+ 4.5%
Days on Market Until Sale	14	16	+ 14.3%	23	15	- 34.8%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

* 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	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	32	20	- 37.5%	168	139	- 17.3%
Pending Sales	27	9	- 66.7%	155	108	- 30.3%
Closed Sales	22	10	- 54.5%	151	114	- 24.5%
Median Sales Price*	\$587,500	\$617,500	+ 5.1%	\$525,000	\$600,000	+ 14.3%
Percent of Original List Price Received*	104.0%	102.9%	- 1.1%	102.8%	106.6%	+ 3.7%
Days on Market Until Sale	14	16	+ 14.3%	18	11	- 38.9%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

