

Local Market Update for October 2022

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

91962

Pine Valley

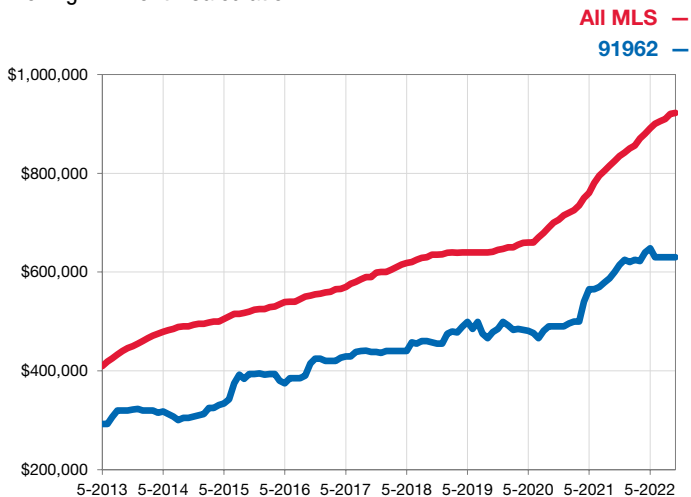
Single Family	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	2	5	+ 150.0%	38	52	+ 36.8%
Pending Sales	1	3	+ 200.0%	33	34	+ 3.0%
Closed Sales	1	4	+ 300.0%	35	32	- 8.6%
Median Sales Price*	\$600,000	\$583,750	- 2.7%	\$629,000	\$641,500	+ 2.0%
Percent of Original List Price Received*	100.2%	98.5%	- 1.7%	98.6%	99.3%	+ 0.7%
Days on Market Until Sale	6	34	+ 466.7%	28	27	- 3.6%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--

* 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	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	1	0	- 100.0%	5	0	- 100.0%
Pending Sales	0	0	--	4	0	- 100.0%
Closed Sales	0	0	--	4	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$146,500	\$0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	99.3%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	21	0	- 100.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 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

