

Local Market Update for October 2021

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

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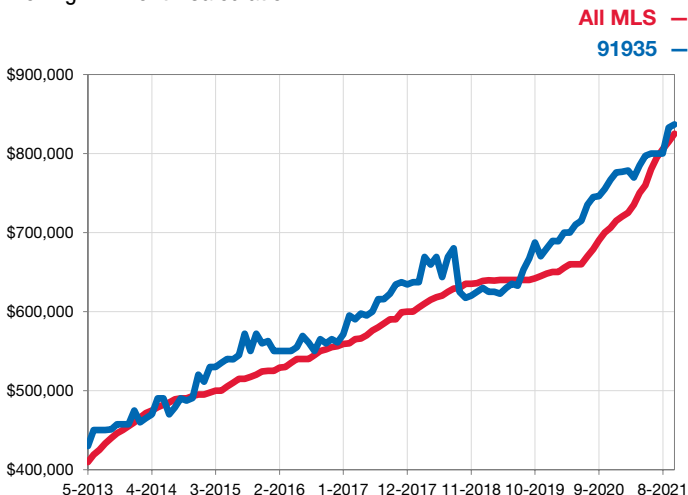
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	7	6	- 14.3%	142	111	- 21.8%
Pending Sales	8	5	- 37.5%	111	88	- 20.7%
Closed Sales	9	10	+ 11.1%	110	91	- 17.3%
Median Sales Price*	\$825,000	\$843,500	+ 2.2%	\$772,250	\$850,000	+ 10.1%
Percent of Original List Price Received*	98.1%	96.5%	- 1.6%	98.3%	99.9%	+ 1.6%
Days on Market Until Sale	26	36	+ 38.5%	36	33	- 8.3%
Inventory of Homes for Sale	20	18	- 10.0%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

* 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	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	2	1	- 50.0%
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$505,000	--	\$0	\$505,000	--
Percent of Original List Price Received*	0.0%	91.8%	--	0.0%	91.8%	--
Days on Market Until Sale	0	2	--	0	2	--
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* 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

