

Local Market Update for October 2022

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

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La Mesa, Mount Helix

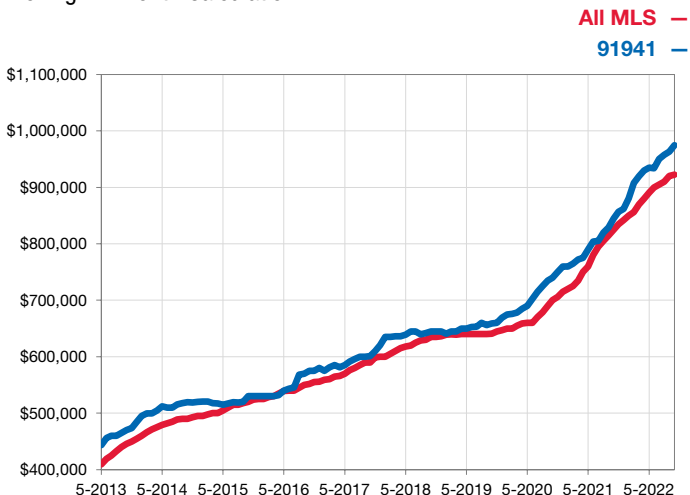
| Single Family | October | | | Year to Date | | |
|--|-----------|-------------|----------------|--------------|--------------|----------------|
| | 2021 | 2022 | Percent Change | Thru 10-2021 | Thru 10-2022 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 40 | 41 | + 2.5% | 390 | 355 | - 9.0% |
| Pending Sales | 35 | 22 | - 37.1% | 319 | 231 | - 27.6% |
| Closed Sales | 39 | 19 | - 51.3% | 315 | 235 | - 25.4% |
| Median Sales Price* | \$936,000 | \$1,025,000 | + 9.5% | \$850,000 | \$980,000 | + 15.3% |
| Percent of Original List Price Received* | 99.0% | 95.8% | - 3.2% | 101.9% | 103.6% | + 1.7% |
| Days on Market Until Sale | 20 | 27 | + 35.0% | 17 | 21 | + 23.5% |
| Inventory of Homes for Sale | 34 | 52 | + 52.9% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 2.1 | + 90.9% | -- | -- | -- |

* 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 | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| | 2021 | 2022 | Percent Change | Thru 10-2021 | Thru 10-2022 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 6 | 3 | - 50.0% | 40 | 34 | - 15.0% |
| Pending Sales | 5 | 0 | - 100.0% | 38 | 26 | - 31.6% |
| Closed Sales | 1 | 1 | 0.0% | 37 | 28 | - 24.3% |
| Median Sales Price* | \$460,000 | \$410,000 | - 10.9% | \$405,000 | \$499,500 | + 23.3% |
| Percent of Original List Price Received* | 82.3% | 102.5% | + 24.5% | 102.4% | 104.9% | + 2.4% |
| Days on Market Until Sale | 74 | 26 | - 64.9% | 14 | 10 | - 28.6% |
| Inventory of Homes for Sale | 2 | 3 | + 50.0% | -- | -- | -- |
| Months Supply of Inventory | 0.5 | 1.0 | + 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

