

Local Market Update for October 2021

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

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La Mesa, Mount Helix

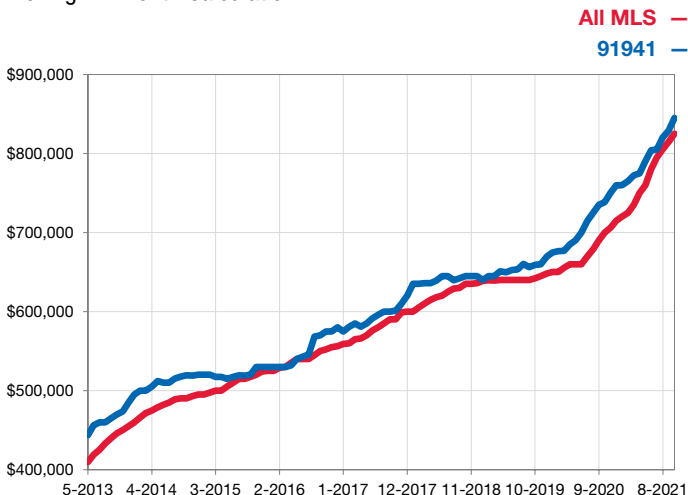
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	49	39	- 20.4%	406	386	- 4.9%
Pending Sales	41	35	- 14.6%	314	319	+ 1.6%
Closed Sales	31	39	+ 25.8%	292	315	+ 7.9%
Median Sales Price*	\$690,000	\$936,000	+ 35.7%	\$750,000	\$850,000	+ 13.3%
Percent of Original List Price Received*	100.3%	99.0%	- 1.3%	99.1%	101.9%	+ 2.8%
Days on Market Until Sale	20	20	0.0%	24	17	- 29.2%
Inventory of Homes for Sale	39	31	- 20.5%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--

* 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	1	6	+ 500.0%	47	40	- 14.9%
Pending Sales	5	5	0.0%	42	38	- 9.5%
Closed Sales	7	1	- 85.7%	36	37	+ 2.8%
Median Sales Price*	\$395,000	\$460,000	+ 16.5%	\$366,000	\$405,000	+ 10.7%
Percent of Original List Price Received*	101.0%	82.3%	- 18.5%	99.0%	102.4%	+ 3.4%
Days on Market Until Sale	6	74	+ 1133.3%	14	14	0.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.2	0.5	+ 150.0%	--	--	--

* 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

