

Local Market Update for October 2021

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

91942

La Mesa, Grossmont

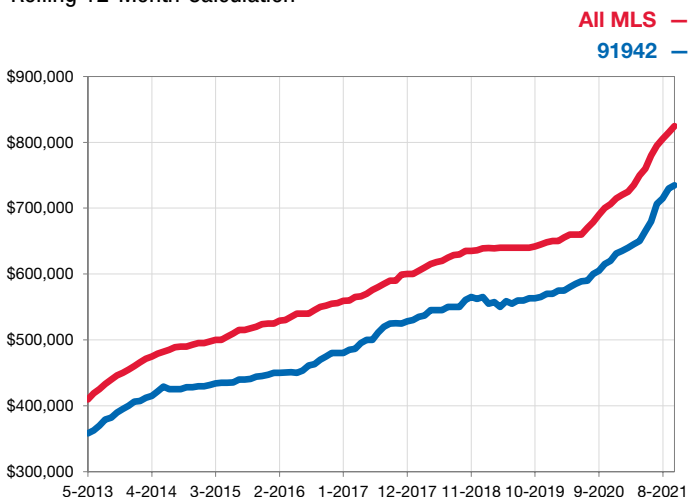
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	41	36	- 12.2%	321	314	- 2.2%
Pending Sales	31	26	- 16.1%	259	266	+ 2.7%
Closed Sales	30	21	- 30.0%	239	253	+ 5.9%
Median Sales Price*	\$688,250	\$730,000	+ 6.1%	\$620,000	\$750,000	+ 21.0%
Percent of Original List Price Received*	102.4%	101.7%	- 0.7%	100.3%	103.1%	+ 2.8%
Days on Market Until Sale	14	17	+ 21.4%	17	15	- 11.8%
Inventory of Homes for Sale	28	30	+ 7.1%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--

* 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		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	27	18	- 33.3%	177	172	- 2.8%
Pending Sales	19	21	+ 10.5%	156	162	+ 3.8%
Closed Sales	22	16	- 27.3%	145	157	+ 8.3%
Median Sales Price*	\$421,250	\$457,250	+ 8.5%	\$400,000	\$425,000	+ 6.3%
Percent of Original List Price Received*	101.1%	101.5%	+ 0.4%	100.1%	102.8%	+ 2.7%
Days on Market Until Sale	13	12	- 7.7%	19	17	- 10.5%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--

* 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

