

Local Market Update for October 2022

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

92024

Encinitas

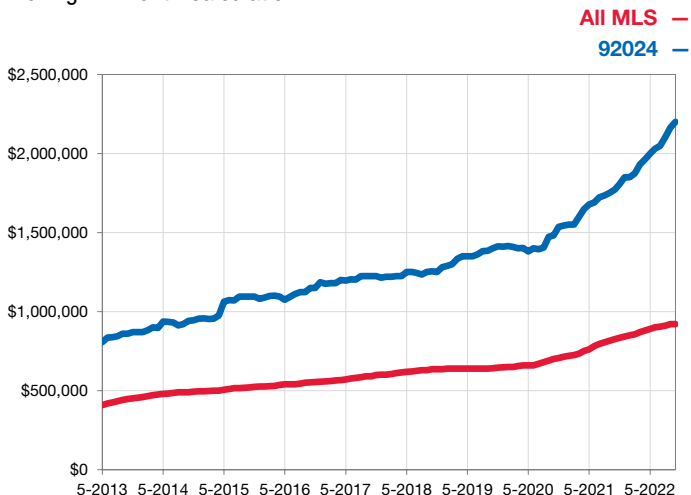
Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	36	26	- 27.8%	478	360	- 24.7%
Pending Sales	27	20	- 25.9%	395	255	- 35.4%
Closed Sales	31	21	- 32.3%	402	261	- 35.1%
Median Sales Price*	\$1,850,000	\$2,200,000	+ 18.9%	\$1,820,000	\$2,200,000	+ 20.9%
Percent of Original List Price Received*	102.9%	92.7%	- 9.9%	102.1%	102.0%	- 0.1%
Days on Market Until Sale	26	35	+ 34.6%	26	25	- 3.8%
Inventory of Homes for Sale	40	43	+ 7.5%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--

* 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		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	23	10	- 56.5%	223	198	- 11.2%
Pending Sales	29	10	- 65.5%	195	163	- 16.4%
Closed Sales	17	15	- 11.8%	178	169	- 5.1%
Median Sales Price*	\$775,000	\$990,000	+ 27.7%	\$862,000	\$1,100,000	+ 27.6%
Percent of Original List Price Received*	104.2%	93.5%	- 10.3%	103.0%	101.3%	- 1.7%
Days on Market Until Sale	11	29	+ 163.6%	16	23	+ 43.8%
Inventory of Homes for Sale	17	23	+ 35.3%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--

* 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

