

Local Market Update for October 2022

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

92069

San Marcos South

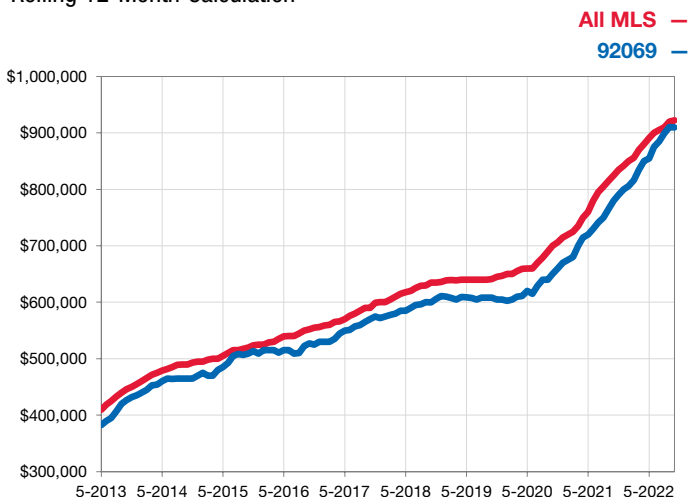
Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	26	18	- 30.8%	354	306	- 13.6%
Pending Sales	26	18	- 30.8%	317	229	- 27.8%
Closed Sales	33	16	- 51.5%	307	240	- 21.8%
Median Sales Price*	\$901,000	\$855,000	- 5.1%	\$790,000	\$913,500	+ 15.6%
Percent of Original List Price Received*	102.7%	94.1%	- 8.4%	104.0%	102.7%	- 1.3%
Days on Market Until Sale	24	41	+ 70.8%	18	20	+ 11.1%
Inventory of Homes for Sale	19	29	+ 52.6%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 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.

Townhouse-Condo	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	9	8	- 11.1%	103	108	+ 4.9%
Pending Sales	9	3	- 66.7%	91	73	- 19.8%
Closed Sales	4	3	- 25.0%	84	78	- 7.1%
Median Sales Price*	\$502,500	\$650,000	+ 29.4%	\$520,500	\$569,950	+ 9.5%
Percent of Original List Price Received*	105.4%	99.4%	- 5.7%	104.1%	103.3%	- 0.8%
Days on Market Until Sale	8	9	+ 12.5%	16	16	0.0%
Inventory of Homes for Sale	5	12	+ 140.0%	--	--	--
Months Supply of Inventory	0.6	1.6	+ 166.7%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

