

Local Market Update for October 2021

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

92069

San Marcos South

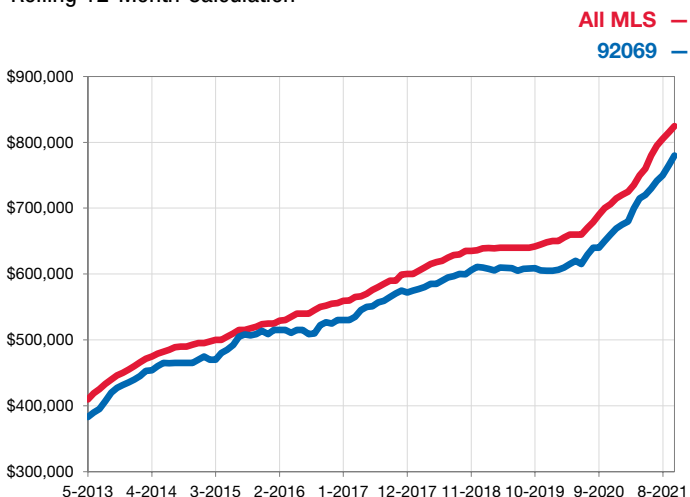
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	27	26	- 3.7%	319	354	+ 11.0%
Pending Sales	30	28	- 6.7%	282	319	+ 13.1%
Closed Sales	34	34	0.0%	258	307	+ 19.0%
Median Sales Price*	\$725,000	\$901,000	+ 24.3%	\$660,000	\$790,000	+ 19.7%
Percent of Original List Price Received*	102.3%	102.7%	+ 0.4%	99.8%	104.1%	+ 4.3%
Days on Market Until Sale	13	27	+ 107.7%	20	19	- 5.0%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--

* 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		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	7	9	+ 28.6%	119	103	- 13.4%
Pending Sales	8	9	+ 12.5%	91	91	0.0%
Closed Sales	8	4	- 50.0%	84	84	0.0%
Median Sales Price*	\$436,703	\$502,500	+ 15.1%	\$435,000	\$520,500	+ 19.7%
Percent of Original List Price Received*	100.3%	105.4%	+ 5.1%	99.6%	104.1%	+ 4.5%
Days on Market Until Sale	100	8	- 92.0%	33	16	- 51.5%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--

* 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

