

# Local Market Update for October 2022

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

## 92078

San Marcos South

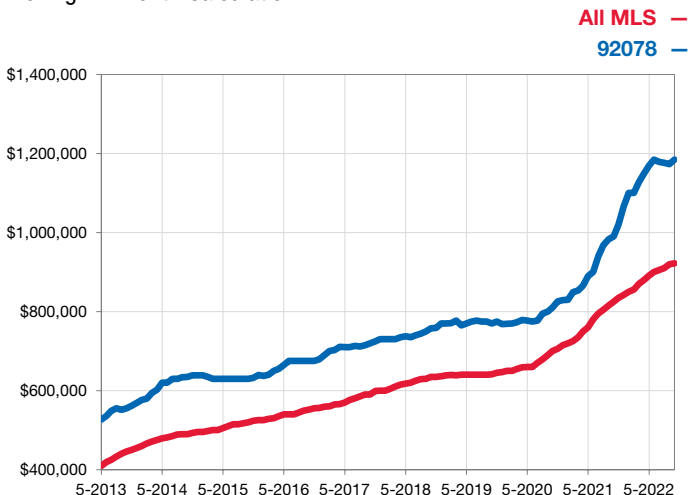
Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
<b>Key Metrics</b>						
New Listings	29	32	+ 10.3%	477	412	- 13.6%
Pending Sales	32	28	- 12.5%	442	294	- 33.5%
Closed Sales	38	21	- 44.7%	440	292	- 33.6%
Median Sales Price*	\$1,025,000	\$1,162,500	+ 13.4%	\$1,060,000	\$1,200,000	+ 13.2%
Percent of Original List Price Received*	105.4%	97.1%	- 7.9%	105.6%	103.4%	- 2.1%
Days on Market Until Sale	13	27	+ 107.7%	17	21	+ 23.5%
Inventory of Homes for Sale	21	46	+ 119.0%	--	--	--
Months Supply of Inventory	0.5	1.6	+ 220.0%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	22	18	- 18.2%	265	237	- 10.6%
Pending Sales	27	8	- 70.4%	240	202	- 15.8%
Closed Sales	21	14	- 33.3%	225	206	- 8.4%
Median Sales Price*	\$639,000	\$632,000	- 1.1%	\$615,000	\$707,500	+ 15.0%
Percent of Original List Price Received*	101.1%	93.7%	- 7.3%	103.4%	102.7%	- 0.7%
Days on Market Until Sale	22	37	+ 68.2%	17	22	+ 29.4%
Inventory of Homes for Sale	14	26	+ 85.7%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--

\* 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

