

Local Market Update for October 2022

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

92115

College

Single Family

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	39	19	- 51.3%	451	388	- 14.0%
Pending Sales	33	16	- 51.5%	377	264	- 30.0%
Closed Sales	41	17	- 58.5%	373	268	- 28.2%
Median Sales Price*	\$875,000	\$865,000	- 1.1%	\$762,250	\$902,500	+ 18.4%
Percent of Original List Price Received*	102.5%	94.8%	- 7.5%	103.3%	103.5%	+ 0.2%
Days on Market Until Sale	19	30	+ 57.9%	15	17	+ 13.3%
Inventory of Homes for Sale	28	43	+ 53.6%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 100.0%	--	--	--

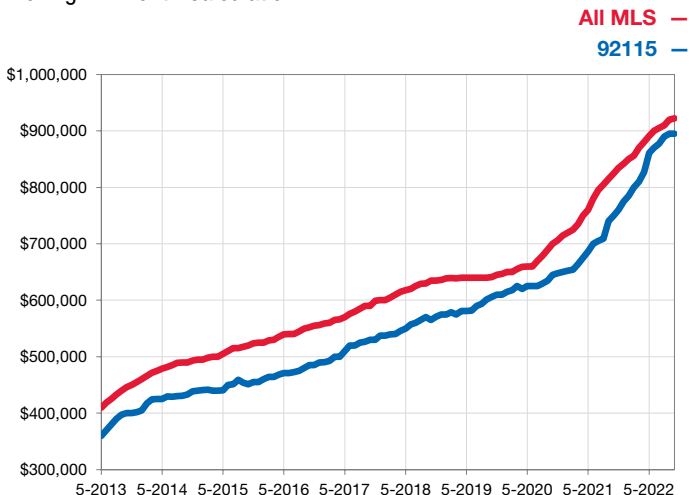
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	22	15	- 31.8%	218	204	- 6.4%
Pending Sales	22	13	- 40.9%	197	150	- 23.9%
Closed Sales	17	9	- 47.1%	193	147	- 23.8%
Median Sales Price*	\$370,000	\$430,000	+ 16.2%	\$370,000	\$450,000	+ 21.6%
Percent of Original List Price Received*	102.0%	100.7%	- 1.3%	103.4%	105.3%	+ 1.8%
Days on Market Until Sale	19	28	+ 47.4%	15	16	+ 6.7%
Inventory of Homes for Sale	13	23	+ 76.9%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--

* 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

