

# Local Market Update for October 2021

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

## 92115

### College

Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
<b>Key Metrics</b>						
New Listings	54	37	- 31.5%	390	449	+ 15.1%
Pending Sales	42	33	- 21.4%	306	377	+ 23.2%
Closed Sales	35	41	+ 17.1%	286	371	+ 29.7%
Median Sales Price*	\$697,500	<b>\$875,000</b>	+ 25.4%	\$645,000	<b>\$762,500</b>	+ 18.2%
Percent of Original List Price Received*	102.9%	<b>102.5%</b>	- 0.4%	99.9%	<b>103.4%</b>	+ 3.5%
Days on Market Until Sale	20	19	- 5.0%	18	15	- 16.7%
Inventory of Homes for Sale	33	27	- 18.2%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

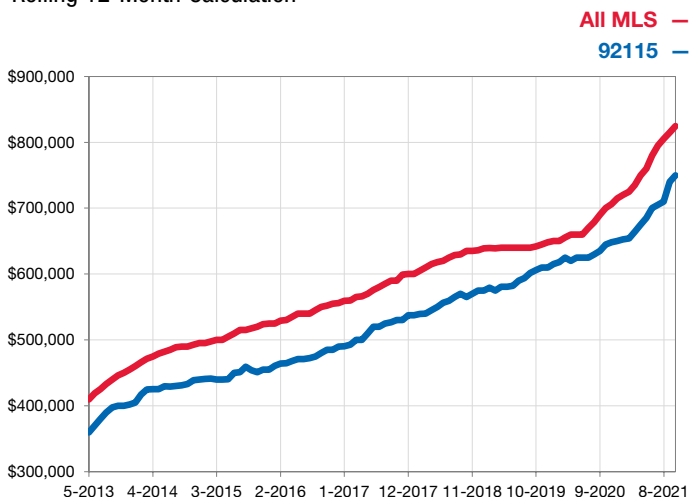
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
<b>Key Metrics</b>						
New Listings	41	22	- 46.3%	265	215	- 18.9%
Pending Sales	16	22	+ 37.5%	179	195	+ 8.9%
Closed Sales	22	15	- 31.8%	175	187	+ 6.9%
Median Sales Price*	\$325,500	<b>\$370,000</b>	+ 13.7%	\$316,000	<b>\$370,000</b>	+ 17.1%
Percent of Original List Price Received*	101.5%	<b>102.5%</b>	+ 1.0%	99.4%	<b>103.5%</b>	+ 4.1%
Days on Market Until Sale	14	20	+ 42.9%	30	15	- 50.0%
Inventory of Homes for Sale	41	11	- 73.2%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--

\* 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

