

# Local Market Update for October 2022

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

## 92129

### Penasquitos

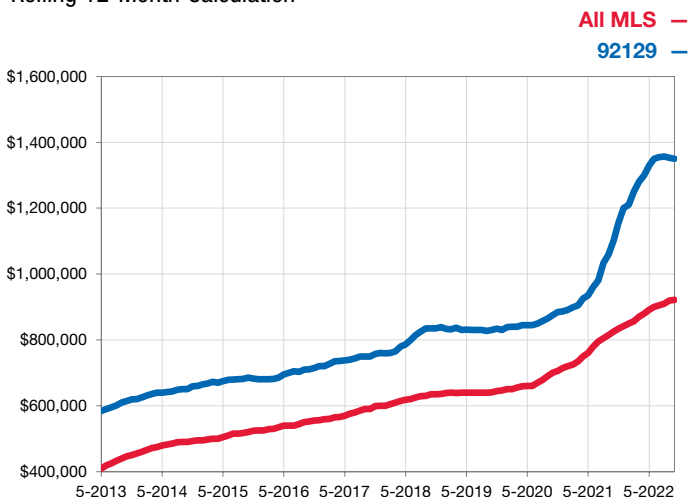
Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
<b>Key Metrics</b>						
New Listings	26	21	- 19.2%	299	331	+ 10.7%
Pending Sales	27	22	- 18.5%	274	235	- 14.2%
Closed Sales	28	23	- 17.9%	263	235	- 10.6%
Median Sales Price*	\$1,373,166	\$1,280,000	- 6.8%	\$1,170,000	\$1,350,000	+ 15.4%
Percent of Original List Price Received*	107.4%	96.5%	- 10.1%	108.5%	103.6%	- 4.5%
Days on Market Until Sale	12	29	+ 141.7%	12	16	+ 33.3%
Inventory of Homes for Sale	10	29	+ 190.0%	--	--	--
Months Supply of Inventory	0.4	1.3	+ 225.0%	--	--	--

\* 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	14	10	- 28.6%	158	139	- 12.0%
Pending Sales	14	5	- 64.3%	147	103	- 29.9%
Closed Sales	17	6	- 64.7%	153	109	- 28.8%
Median Sales Price*	\$609,900	\$788,500	+ 29.3%	\$505,000	\$630,000	+ 24.8%
Percent of Original List Price Received*	102.7%	94.9%	- 7.6%	103.6%	105.2%	+ 1.5%
Days on Market Until Sale	11	29	+ 163.6%	12	15	+ 25.0%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--

\* 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

