

Local Market Update for October 2022

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

92037

La Jolla

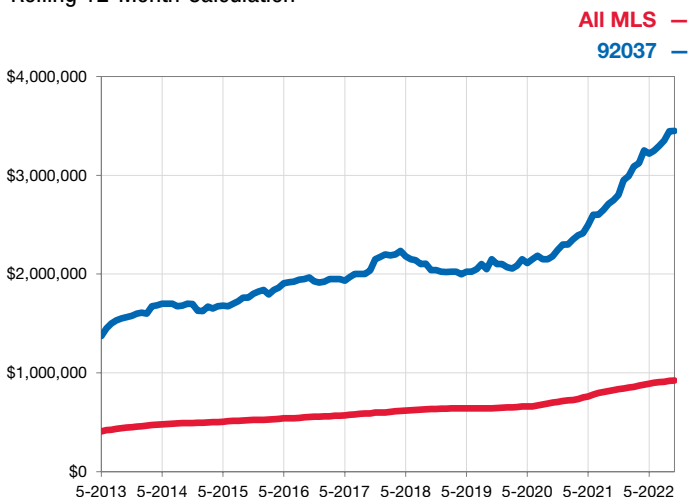
Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	35	29	- 17.1%	484	412	- 14.9%
Pending Sales	31	19	- 38.7%	334	251	- 24.9%
Closed Sales	31	16	- 48.4%	336	253	- 24.7%
Median Sales Price*	\$3,075,000	\$3,282,500	+ 6.7%	\$2,847,500	\$3,450,000	+ 21.2%
Percent of Original List Price Received*	97.0%	91.3%	- 5.9%	98.6%	98.2%	- 0.4%
Days on Market Until Sale	32	38	+ 18.8%	41	37	- 9.8%
Inventory of Homes for Sale	79	87	+ 10.1%	--	--	--
Months Supply of Inventory	2.4	3.5	+ 45.8%	--	--	--

* 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
Key Metrics						
New Listings	36	29	- 19.4%	437	362	- 17.2%
Pending Sales	26	23	- 11.5%	391	266	- 32.0%
Closed Sales	29	27	- 6.9%	396	262	- 33.8%
Median Sales Price*	\$965,000	\$1,025,000	+ 6.2%	\$850,000	\$1,197,000	+ 40.8%
Percent of Original List Price Received*	102.8%	96.0%	- 6.6%	100.7%	102.4%	+ 1.7%
Days on Market Until Sale	13	28	+ 115.4%	30	26	- 13.3%
Inventory of Homes for Sale	36	59	+ 63.9%	--	--	--
Months Supply of Inventory	0.9	2.2	+ 144.4%	--	--	--

* 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

