

Local Market Update for October 2022

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

92040

Lakeside

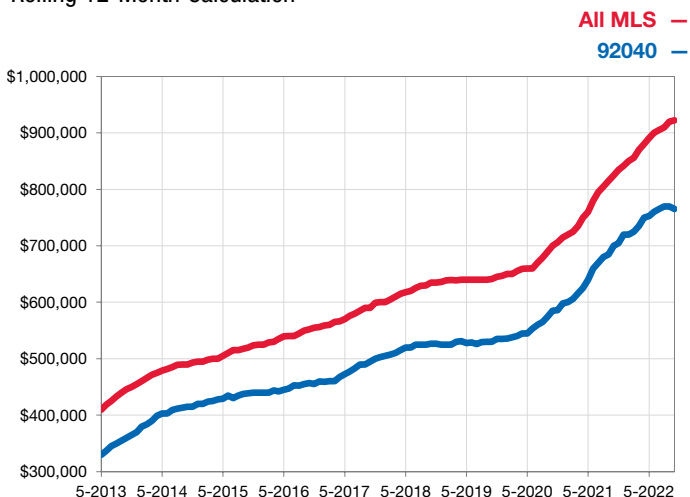
Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	51	28	- 45.1%	472	429	- 9.1%
Pending Sales	36	24	- 33.3%	397	302	- 23.9%
Closed Sales	51	30	- 41.2%	397	308	- 22.4%
Median Sales Price*	\$755,000	\$717,500	- 5.0%	\$715,000	\$770,000	+ 7.7%
Percent of Original List Price Received*	100.3%	95.0%	- 5.3%	102.9%	100.6%	- 2.2%
Days on Market Until Sale	18	40	+ 122.2%	18	23	+ 27.8%
Inventory of Homes for Sale	47	43	- 8.5%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--

* 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	9	8	- 11.1%	89	93	+ 4.5%
Pending Sales	6	6	0.0%	78	83	+ 6.4%
Closed Sales	8	4	- 50.0%	83	84	+ 1.2%
Median Sales Price*	\$342,500	\$485,000	+ 41.6%	\$360,000	\$412,000	+ 14.4%
Percent of Original List Price Received*	100.5%	99.8%	- 0.7%	103.5%	105.1%	+ 1.5%
Days on Market Until Sale	15	25	+ 66.7%	15	17	+ 13.3%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

* 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

