

Local Market Update for October 2022

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

92101

Downtown

Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	0	1	--	24	14	- 41.7%
Pending Sales	1	0	- 100.0%	16	4	- 75.0%
Closed Sales	3	1	- 66.7%	16	4	- 75.0%
Median Sales Price*	\$805,000	\$1,300,000	+ 61.5%	\$1,064,950	\$1,400,000	+ 31.5%
Percent of Original List Price Received*	96.3%	118.2%	+ 22.7%	98.6%	103.6%	+ 5.1%
Days on Market Until Sale	33	6	- 81.8%	28	21	- 25.0%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	4.0	--	--	--	--

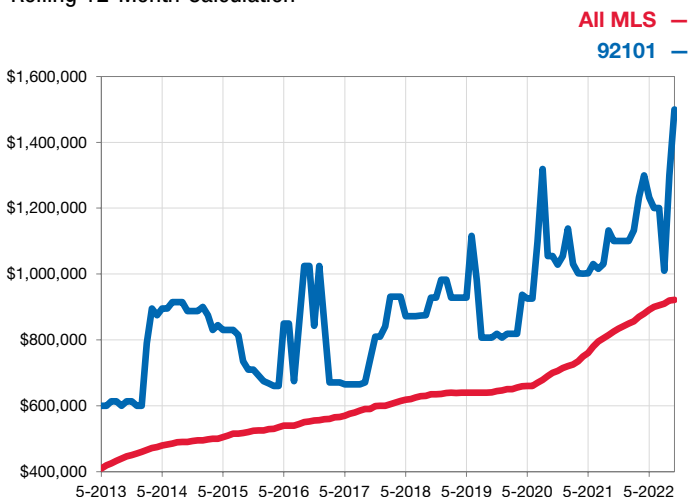
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	94	77	- 18.1%	1406	1008	- 28.3%
Pending Sales	96	44	- 54.2%	1180	774	- 34.4%
Closed Sales	104	36	- 65.4%	1156	784	- 32.2%
Median Sales Price*	\$653,500	\$665,000	+ 1.8%	\$607,000	\$725,000	+ 19.4%
Percent of Original List Price Received*	99.0%	96.9%	- 2.1%	98.8%	101.5%	+ 2.7%
Days on Market Until Sale	28	38	+ 35.7%	33	20	- 39.4%
Inventory of Homes for Sale	103	127	+ 23.3%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

