

Local Market Update for October 2022

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

92104

North Park

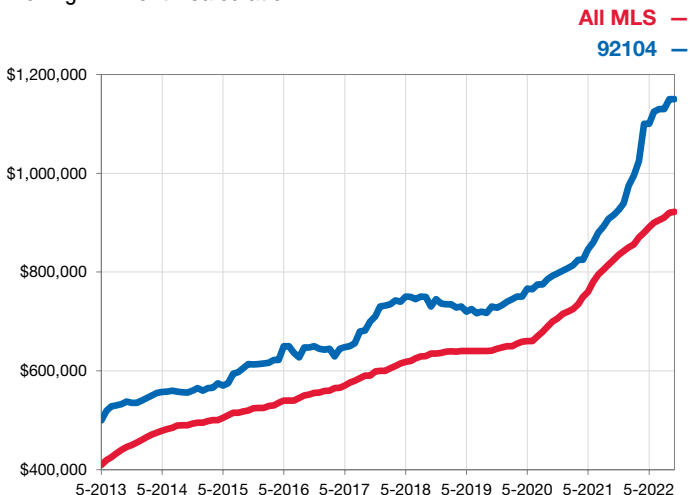
Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	25	21	- 16.0%	280	244	- 12.9%
Pending Sales	18	18	0.0%	220	173	- 21.4%
Closed Sales	20	13	- 35.0%	226	165	- 27.0%
Median Sales Price*	\$890,000	\$974,500	+ 9.5%	\$924,950	\$1,175,000	+ 27.0%
Percent of Original List Price Received*	104.4%	98.4%	- 5.7%	103.9%	104.4%	+ 0.5%
Days on Market Until Sale	15	24	+ 60.0%	15	19	+ 26.7%
Inventory of Homes for Sale	18	24	+ 33.3%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--

* 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	22	16	- 27.3%	275	171	- 37.8%
Pending Sales	22	10	- 54.5%	245	134	- 45.3%
Closed Sales	21	4	- 81.0%	235	136	- 42.1%
Median Sales Price*	\$490,000	\$430,000	- 12.2%	\$475,000	\$575,000	+ 21.1%
Percent of Original List Price Received*	102.7%	100.6%	- 2.0%	103.0%	104.9%	+ 1.8%
Days on Market Until Sale	15	11	- 26.7%	19	15	- 21.1%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--

* 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

