

Local Market Update for October 2022

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

92106

Point Loma

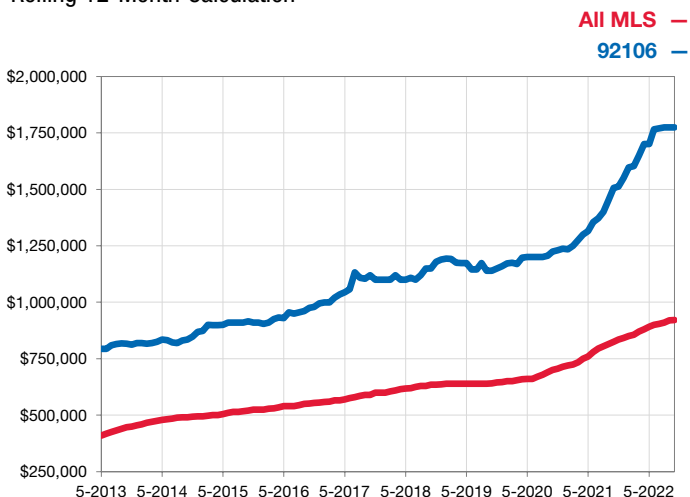
Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	23	23	0.0%	207	197	- 4.8%
Pending Sales	14	12	- 14.3%	156	121	- 22.4%
Closed Sales	17	16	- 5.9%	155	123	- 20.6%
Median Sales Price*	\$1,700,033	\$1,500,500	- 11.7%	\$1,525,000	\$1,800,000	+ 18.0%
Percent of Original List Price Received*	98.5%	94.8%	- 3.8%	101.1%	100.4%	- 0.7%
Days on Market Until Sale	23	26	+ 13.0%	25	23	- 8.0%
Inventory of Homes for Sale	22	34	+ 54.5%	--	--	--
Months Supply of Inventory	1.4	2.9	+ 107.1%	--	--	--

* 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	7	5	- 28.6%	73	50	- 31.5%
Pending Sales	6	4	- 33.3%	62	43	- 30.6%
Closed Sales	8	6	- 25.0%	66	44	- 33.3%
Median Sales Price*	\$772,500	\$947,500	+ 22.7%	\$879,500	\$975,000	+ 10.9%
Percent of Original List Price Received*	100.5%	97.8%	- 2.7%	99.9%	101.3%	+ 1.4%
Days on Market Until Sale	17	17	0.0%	30	19	- 36.7%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 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

