

Local Market Update for October 2022

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

92109

Pacific Beach, Mission Beach

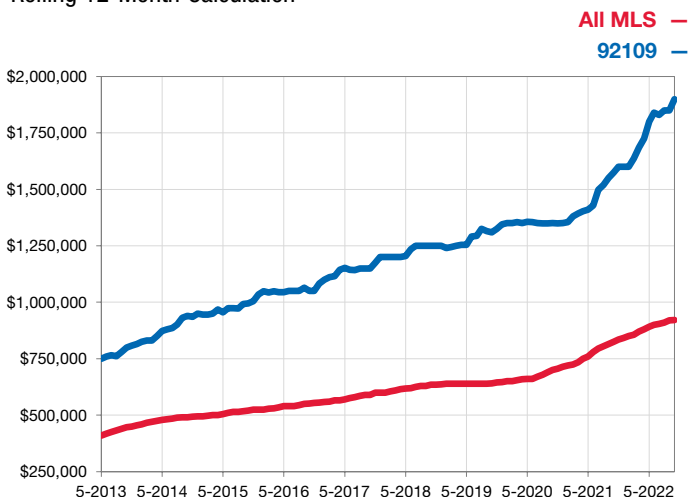
Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	19	25	+ 31.6%	233	210	- 9.9%
Pending Sales	12	9	- 25.0%	205	149	- 27.3%
Closed Sales	17	8	- 52.9%	195	150	- 23.1%
Median Sales Price*	\$1,750,000	\$1,922,500	+ 9.9%	\$1,600,000	\$1,910,000	+ 19.4%
Percent of Original List Price Received*	100.3%	90.6%	- 9.7%	100.5%	101.3%	+ 0.8%
Days on Market Until Sale	26	40	+ 53.8%	31	24	- 22.6%
Inventory of Homes for Sale	17	28	+ 64.7%	--	--	--
Months Supply of Inventory	0.8	1.9	+ 137.5%	--	--	--

* 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.

Townhouse-Condo	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	29	22	- 24.1%	396	293	- 26.0%
Pending Sales	20	11	- 45.0%	347	209	- 39.8%
Closed Sales	32	16	- 50.0%	343	223	- 35.0%
Median Sales Price*	\$862,500	\$877,500	+ 1.7%	\$770,000	\$850,069	+ 10.4%
Percent of Original List Price Received*	100.1%	99.2%	- 0.9%	101.0%	103.4%	+ 2.4%
Days on Market Until Sale	26	18	- 30.8%	22	21	- 4.5%
Inventory of Homes for Sale	31	28	- 9.7%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--

* 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

