

# Local Market Update for October 2022

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

## 92110

Morena

### Single Family

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	21	13	- 38.1%	148	124	- 16.2%
Pending Sales	16	6	- 62.5%	115	79	- 31.3%
Closed Sales	10	6	- 40.0%	107	80	- 25.2%
Median Sales Price*	\$1,305,000	\$1,549,825	+ 18.8%	\$1,225,000	\$1,437,500	+ 17.3%
Percent of Original List Price Received*	100.2%	92.2%	- 8.0%	101.5%	102.7%	+ 1.2%
Days on Market Until Sale	24	16	- 33.3%	24	24	0.0%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

\* 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.

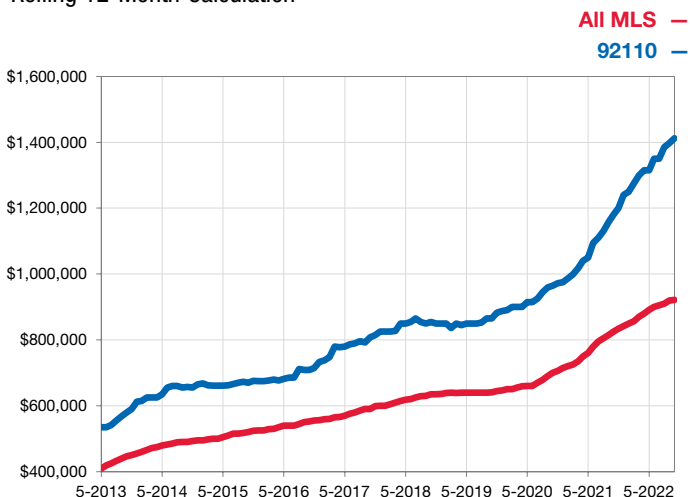
### Townhouse-Condo

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	10	15	+ 50.0%	219	185	- 15.5%
Pending Sales	11	12	+ 9.1%	204	146	- 28.4%
Closed Sales	14	14	0.0%	219	151	- 31.1%
Median Sales Price*	\$560,000	\$612,500	+ 9.4%	\$535,000	\$615,000	+ 15.0%
Percent of Original List Price Received*	98.9%	99.8%	+ 0.9%	102.9%	104.6%	+ 1.7%
Days on Market Until Sale	22	16	- 27.3%	17	13	- 23.5%
Inventory of Homes for Sale	10	20	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.4	+ 180.0%	--	--	--

\* 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

