

Local Market Update for October 2022

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

92122

University City

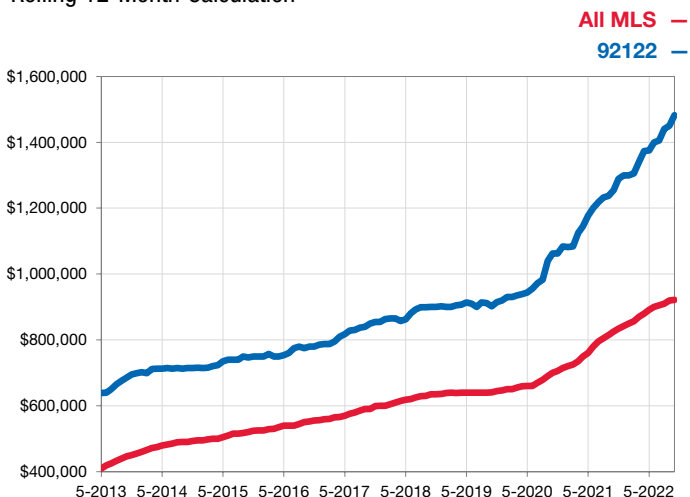
Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	14	14	0.0%	129	139	+ 7.8%
Pending Sales	12	13	+ 8.3%	113	102	- 9.7%
Closed Sales	14	10	- 28.6%	108	94	- 13.0%
Median Sales Price*	\$1,380,000	\$1,444,475	+ 4.7%	\$1,289,500	\$1,517,500	+ 17.7%
Percent of Original List Price Received*	105.1%	94.9%	- 9.7%	103.9%	102.7%	- 1.2%
Days on Market Until Sale	9	23	+ 155.6%	13	18	+ 38.5%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--

* 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	29	16	- 44.8%	342	226	- 33.9%
Pending Sales	27	13	- 51.9%	314	171	- 45.5%
Closed Sales	17	11	- 35.3%	311	175	- 43.7%
Median Sales Price*	\$577,500	\$670,000	+ 16.0%	\$556,000	\$720,000	+ 29.5%
Percent of Original List Price Received*	102.6%	93.3%	- 9.1%	102.0%	102.4%	+ 0.4%
Days on Market Until Sale	36	32	- 11.1%	21	26	+ 23.8%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

* 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

