

Local Market Update for January 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

East San Diego County

ZIP Codes: 91901, 91905, 91906, 91916, 91917, 91931, 91934, 91935, 91941, 91942, 91945, 91948, 91962, 91963, 91977, 91978, 91980, 92004, 92019, 92020, 92021, 92036, 92040, 92066, 92070, 92071, 92086

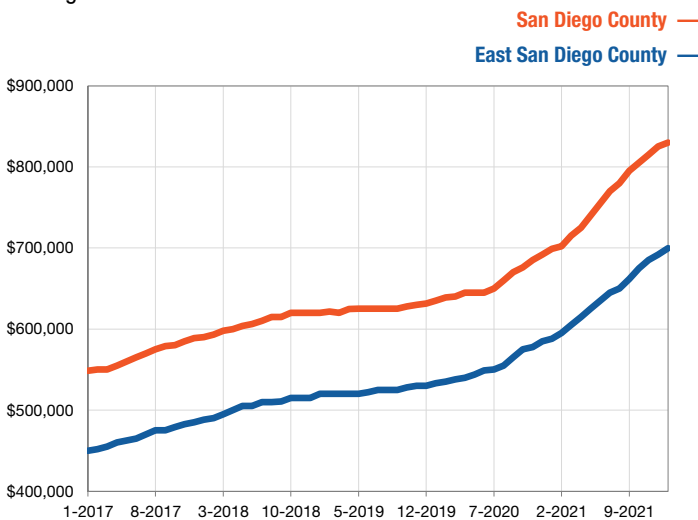
Detached Single-Family	January			Rolling 12 Months		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
Key Metrics						
New Listings	472	426	- 9.7%	5,926	5,939	+ 0.2%
Pending Sales	371	366	- 1.3%	4,967	5,142	+ 3.5%
Closed Sales	336	320	- 4.8%	4,850	5,177	+ 6.7%
Days on Market Until Sale	18	21	+ 16.7%	25	18	- 28.0%
Median Sales Price*	\$615,000	\$735,000	+ 19.5%	\$588,000	\$700,000	+ 19.0%
Average Sales Price*	\$628,784	\$745,325	+ 18.5%	\$596,557	\$719,662	+ 20.6%
Percent of Original List Price Received*	100.5%	101.6%	+ 1.1%	99.5%	101.7%	+ 2.2%
Percent of List Price Received*	100.9%	101.6%	+ 0.7%	100.0%	101.6%	+ 1.6%
Inventory of Homes for Sale	583	366	- 37.2%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--

* 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.

Attached Single-Family	January			Rolling 12 Months		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
Key Metrics						
New Listings	104	123	+ 18.3%	1,440	1,431	- 0.6%
Pending Sales	99	98	- 1.0%	1,226	1,298	+ 5.9%
Closed Sales	93	64	- 31.2%	1,209	1,287	+ 6.5%
Days on Market Until Sale	18	13	- 27.8%	17	12	- 29.4%
Median Sales Price*	\$360,000	\$435,000	+ 20.8%	\$360,000	\$423,000	+ 17.5%
Average Sales Price*	\$379,473	\$444,891	+ 17.2%	\$364,676	\$431,287	+ 18.3%
Percent of Original List Price Received*	100.4%	103.7%	+ 3.3%	100.2%	103.0%	+ 2.8%
Percent of List Price Received*	100.4%	103.1%	+ 2.7%	100.5%	102.5%	+ 2.0%
Inventory of Homes for Sale	97	68	- 29.9%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

