

Local Market Update for January 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

Metro San Diego County

ZIP Codes: 92037, 92101, 92102, 92103, 92104, 92105, 92106, 92107, 92108, 92109, 92110, 92111, 92113, 92114, 92115, 92116, 92117, 92118, 92119, 92120, 92121, 92122, 92123, 92124, 92126, 92131, 92139

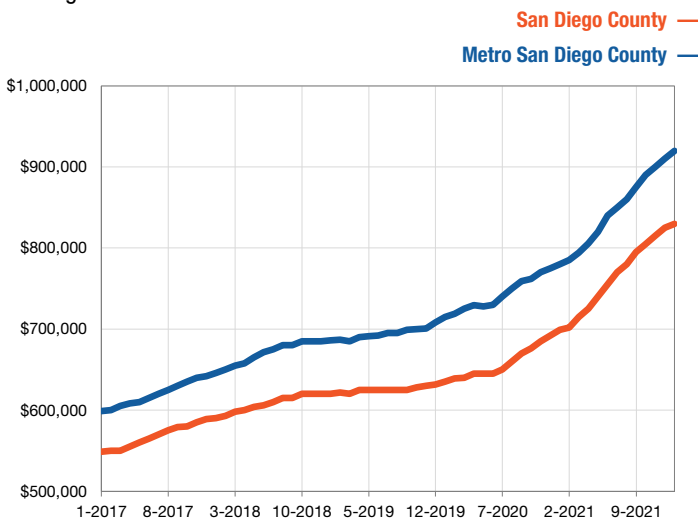
Detached Single-Family	January			Rolling 12 Months		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
Key Metrics						
New Listings	544	570	+ 4.8%	7,755	7,460	- 3.8%
Pending Sales	450	424	- 5.8%	6,078	6,245	+ 2.7%
Closed Sales	389	346	- 11.1%	5,989	6,289	+ 5.0%
Days on Market Until Sale	23	18	- 21.7%	22	16	- 27.3%
Median Sales Price*	\$800,000	\$1,025,000	+ 28.1%	\$780,000	\$920,000	+ 17.9%
Average Sales Price*	\$1,131,472	\$1,463,703	+ 29.4%	\$1,044,073	\$1,248,820	+ 19.6%
Percent of Original List Price Received*	100.4%	103.2%	+ 2.8%	99.4%	102.7%	+ 3.3%
Percent of List Price Received*	100.3%	102.6%	+ 2.3%	99.7%	102.3%	+ 2.6%
Inventory of Homes for Sale	682	369	- 45.9%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--

* 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	623	560	- 10.1%	7,605	6,905	- 9.2%
Pending Sales	518	431	- 16.8%	5,418	6,230	+ 15.0%
Closed Sales	366	343	- 6.3%	5,264	6,365	+ 20.9%
Days on Market Until Sale	27	16	- 40.7%	27	18	- 33.3%
Median Sales Price*	\$505,000	\$650,000	+ 28.7%	\$495,000	\$575,000	+ 16.2%
Average Sales Price*	\$595,412	\$815,444	+ 37.0%	\$595,541	\$696,644	+ 17.0%
Percent of Original List Price Received*	98.8%	103.5%	+ 4.8%	98.7%	101.9%	+ 3.2%
Percent of List Price Received*	99.6%	103.1%	+ 3.5%	99.4%	101.8%	+ 2.4%
Inventory of Homes for Sale	794	315	- 60.3%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--

* 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 – Detached Single-Family
Rolling 12-Month Calculation



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

