

# Local Market Update for January 2022

Provided by the North San Diego County REALTORS®.

## South San Diego County

ZIP Codes: 91902, 91910, 91911, 91913, 91914, 91915, 91932, 91950, 92154, 92173

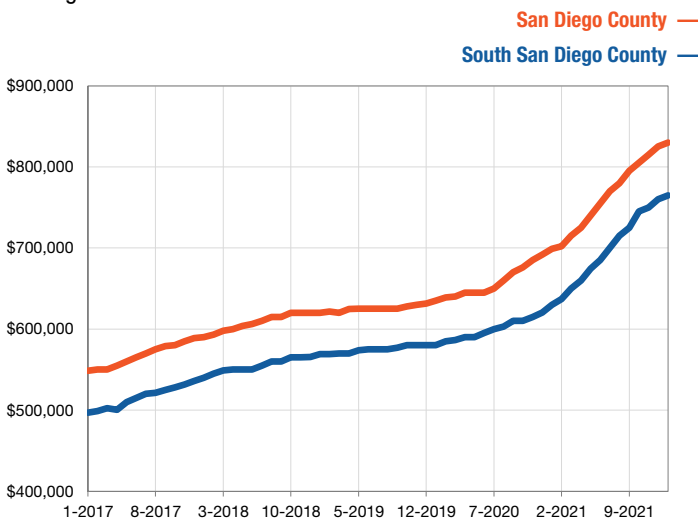
Detached Single-Family	January			Rolling 12 Months		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
<b>Key Metrics</b>						
New Listings	179	157	- 12.3%	2,529	2,548	+ 0.8%
Pending Sales	157	126	- 19.7%	2,158	2,207	+ 2.3%
Closed Sales	135	118	- 12.6%	2,100	2,244	+ 6.9%
Days on Market Until Sale	12	17	+ 41.7%	18	13	- 27.8%
Median Sales Price*	\$689,000	\$810,000	+ 17.6%	\$630,000	\$765,000	+ 21.4%
Average Sales Price*	\$725,229	\$850,680	+ 17.3%	\$654,527	\$806,399	+ 23.2%
Percent of Original List Price Received*	102.1%	102.5%	+ 0.4%	100.6%	102.7%	+ 2.1%
Percent of List Price Received*	101.2%	102.1%	+ 0.9%	100.4%	102.1%	+ 1.7%
Inventory of Homes for Sale	198	121	- 38.9%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--

\* 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.

Attached Single-Family	January			Rolling 12 Months		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
<b>Key Metrics</b>						
New Listings	97	90	- 7.2%	1,198	1,338	+ 11.7%
Pending Sales	80	81	+ 1.3%	1,037	1,210	+ 16.7%
Closed Sales	60	72	+ 20.0%	1,030	1,219	+ 18.3%
Days on Market Until Sale	16	16	0.0%	19	13	- 31.6%
Median Sales Price*	\$433,500	\$556,250	+ 28.3%	\$440,000	\$535,000	+ 21.6%
Average Sales Price*	\$432,017	\$553,871	+ 28.2%	\$448,278	\$529,223	+ 18.1%
Percent of Original List Price Received*	101.6%	104.0%	+ 2.4%	100.6%	102.9%	+ 2.3%
Percent of List Price Received*	101.5%	103.3%	+ 1.8%	100.7%	102.3%	+ 1.6%
Inventory of Homes for Sale	76	41	- 46.1%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--

\* 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

