

Local Market Update for February 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

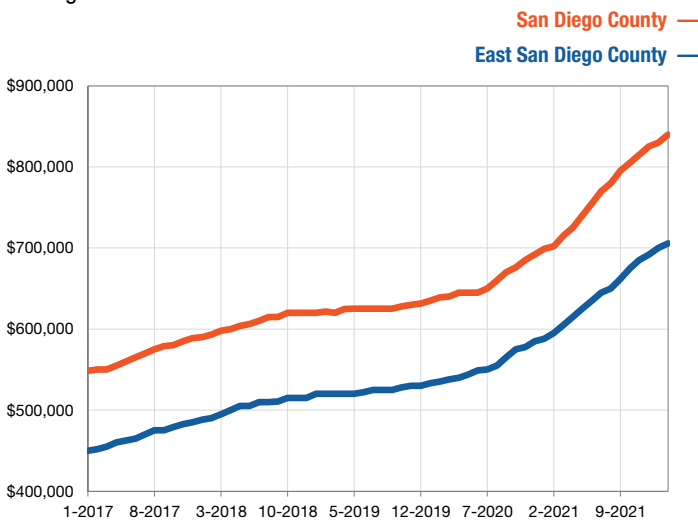
Detached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	451	403	- 10.6%	5,831	5,852	+ 0.4%
Pending Sales	356	379	+ 6.5%	4,916	5,139	+ 4.5%
Closed Sales	355	319	- 10.1%	4,913	5,160	+ 5.0%
Days on Market Until Sale	24	19	- 20.8%	25	18	- 28.0%
Median Sales Price*	\$630,000	\$755,000	+ 19.8%	\$595,000	\$706,000	+ 18.7%
Average Sales Price*	\$640,462	\$762,489	+ 19.1%	\$602,971	\$727,619	+ 20.7%
Percent of Original List Price Received*	101.6%	103.1%	+ 1.5%	99.8%	101.8%	+ 2.0%
Percent of List Price Received*	101.2%	102.7%	+ 1.5%	100.1%	101.7%	+ 1.6%
Inventory of Homes for Sale	682	306	- 55.1%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--

* 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	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	90	124	+ 37.8%	1,403	1,451	+ 3.4%
Pending Sales	93	118	+ 26.9%	1,225	1,318	+ 7.6%
Closed Sales	89	89	0.0%	1,218	1,295	+ 6.3%
Days on Market Until Sale	18	10	- 44.4%	17	12	- 29.4%
Median Sales Price*	\$375,000	\$480,000	+ 28.0%	\$365,000	\$430,000	+ 17.8%
Average Sales Price*	\$376,216	\$473,373	+ 25.8%	\$367,230	\$438,372	+ 19.4%
Percent of Original List Price Received*	100.5%	105.0%	+ 4.5%	100.2%	103.3%	+ 3.1%
Percent of List Price Received*	100.7%	103.9%	+ 3.2%	100.5%	102.7%	+ 2.2%
Inventory of Homes for Sale	94	56	- 40.4%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--

* 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.

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



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

