

Local Market Update for February 2022

Provided by the North San Diego County REALTORS®.

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

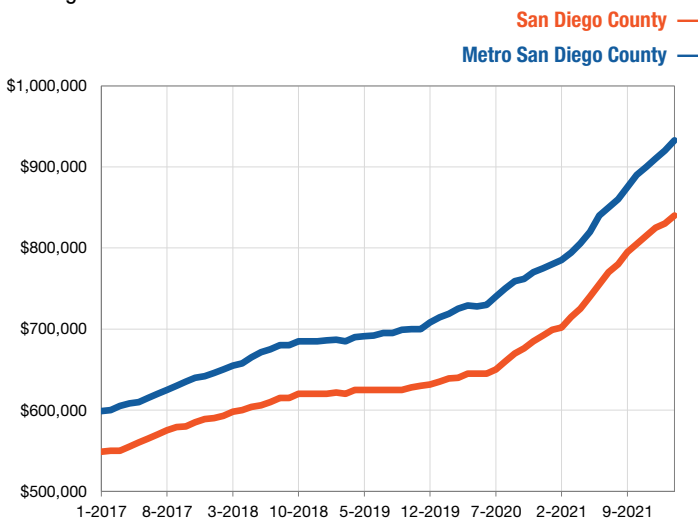
Detached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	526	454	- 13.7%	7,679	7,346	- 4.3%
Pending Sales	440	472	+ 7.3%	6,087	6,253	+ 2.7%
Closed Sales	418	381	- 8.9%	6,028	6,270	+ 4.0%
Days on Market Until Sale	20	17	- 15.0%	21	16	- 23.8%
Median Sales Price*	\$825,000	\$1,054,000	+ 27.8%	\$785,000	\$933,000	+ 18.9%
Average Sales Price*	\$1,113,833	\$1,427,322	+ 28.1%	\$1,053,032	\$1,268,256	+ 20.4%
Percent of Original List Price Received*	101.3%	105.9%	+ 4.5%	99.5%	102.9%	+ 3.4%
Percent of List Price Received*	101.4%	104.5%	+ 3.1%	99.9%	102.5%	+ 2.6%
Inventory of Homes for Sale	684	284	- 58.5%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--

* 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	577	467	- 19.1%	7,592	6,734	- 11.3%
Pending Sales	526	433	- 17.7%	5,529	6,120	+ 10.7%
Closed Sales	460	380	- 17.4%	5,355	6,297	+ 17.6%
Days on Market Until Sale	28	13	- 53.6%	26	17	- 34.6%
Median Sales Price*	\$525,000	\$650,000	+ 23.8%	\$499,000	\$580,000	+ 16.2%
Average Sales Price*	\$614,360	\$789,558	+ 28.5%	\$598,343	\$708,355	+ 18.4%
Percent of Original List Price Received*	99.8%	105.6%	+ 5.8%	98.8%	102.3%	+ 3.5%
Percent of List Price Received*	99.9%	104.5%	+ 4.6%	99.5%	102.1%	+ 2.6%
Inventory of Homes for Sale	741	263	- 64.5%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--

* 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.

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



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

