

# Local Market Update for February 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## South San Diego County

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

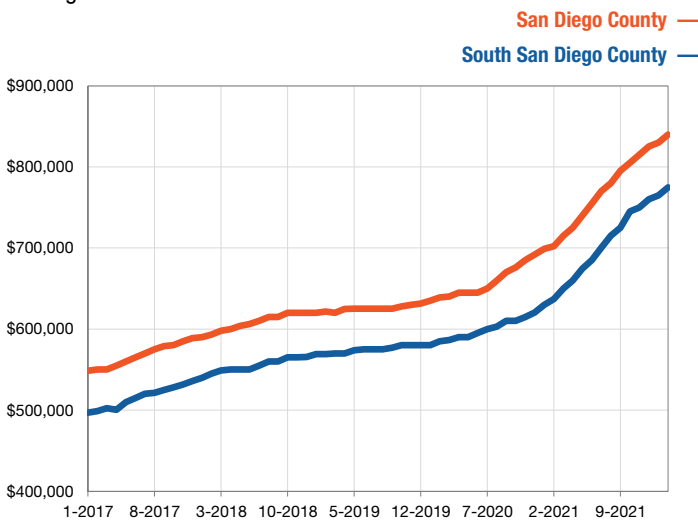
Detached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
<b>Key Metrics</b>						
New Listings	191	164	- 14.1%	2,484	2,518	+ 1.4%
Pending Sales	155	150	- 3.2%	2,131	2,204	+ 3.4%
Closed Sales	146	116	- 20.5%	2,128	2,220	+ 4.3%
Days on Market Until Sale	12	11	- 8.3%	17	13	- 23.5%
Median Sales Price*	\$700,000	\$800,500	+ 14.4%	\$637,000	\$775,000	+ 21.7%
Average Sales Price*	\$735,454	\$899,637	+ 22.3%	\$662,899	\$815,627	+ 23.0%
Percent of Original List Price Received*	101.8%	104.6%	+ 2.8%	100.8%	102.9%	+ 2.1%
Percent of List Price Received*	101.4%	104.1%	+ 2.7%	100.6%	102.2%	+ 1.6%
Inventory of Homes for Sale	200	93	- 53.5%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	97	88	- 9.3%	1,181	1,319	+ 11.7%
Pending Sales	84	91	+ 8.3%	1,045	1,210	+ 15.8%
Closed Sales	80	58	- 27.5%	1,034	1,200	+ 16.1%
Days on Market Until Sale	18	16	- 11.1%	19	13	- 31.6%
Median Sales Price*	\$495,000	\$630,000	+ 27.3%	\$450,000	\$540,000	+ 20.0%
Average Sales Price*	\$484,380	\$606,063	+ 25.1%	\$452,153	\$536,109	+ 18.6%
Percent of Original List Price Received*	101.0%	106.1%	+ 5.0%	100.7%	103.2%	+ 2.5%
Percent of List Price Received*	100.9%	103.6%	+ 2.7%	100.7%	102.4%	+ 1.7%
Inventory of Homes for Sale	86	32	- 62.8%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--

\* 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

