

Local Market Update for April 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

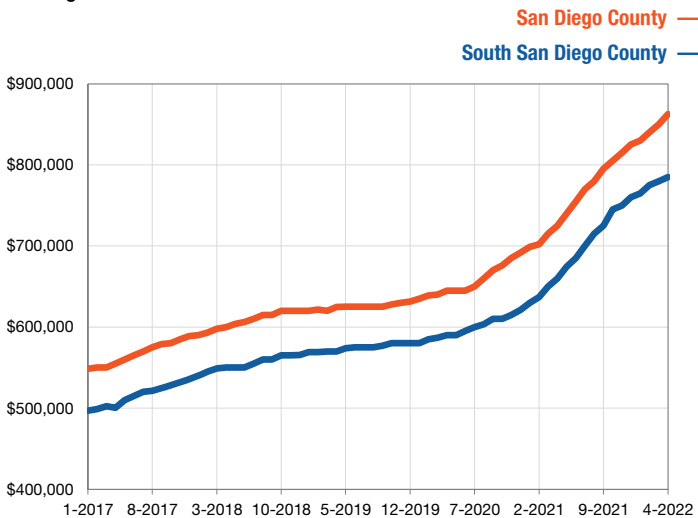
Detached Single-Family	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
Key Metrics						
New Listings	256	198	- 22.7%	2,590	2,441	- 5.8%
Pending Sales	200	173	- 13.5%	2,247	2,117	- 5.8%
Closed Sales	177	141	- 20.3%	2,165	2,158	- 0.3%
Days on Market Until Sale	12	12	0.0%	16	13	- 18.8%
Median Sales Price*	\$750,000	\$850,000	+ 13.3%	\$660,000	\$785,000	+ 18.9%
Average Sales Price*	\$788,237	\$893,558	+ 13.4%	\$687,564	\$831,926	+ 21.0%
Percent of Original List Price Received*	104.3%	105.7%	+ 1.3%	101.5%	103.1%	+ 1.6%
Percent of List Price Received*	103.2%	104.1%	+ 0.9%	101.0%	102.5%	+ 1.5%
Inventory of Homes for Sale	229	124	- 45.9%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--

* 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.

Attached Single-Family	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
Key Metrics						
New Listings	114	88	- 22.8%	1,215	1,283	+ 5.6%
Pending Sales	90	92	+ 2.2%	1,100	1,169	+ 6.3%
Closed Sales	135	73	- 45.9%	1,105	1,160	+ 5.0%
Days on Market Until Sale	10	19	+ 90.0%	17	14	- 17.6%
Median Sales Price*	\$505,000	\$630,930	+ 24.9%	\$458,000	\$560,000	+ 22.3%
Average Sales Price*	\$487,909	\$628,418	+ 28.8%	\$465,415	\$555,922	+ 19.4%
Percent of Original List Price Received*	103.5%	106.5%	+ 2.9%	101.3%	103.6%	+ 2.3%
Percent of List Price Received*	102.9%	105.5%	+ 2.5%	101.2%	102.7%	+ 1.5%
Inventory of Homes for Sale	96	42	- 56.3%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--

* 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

