

Local Market Update for May 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

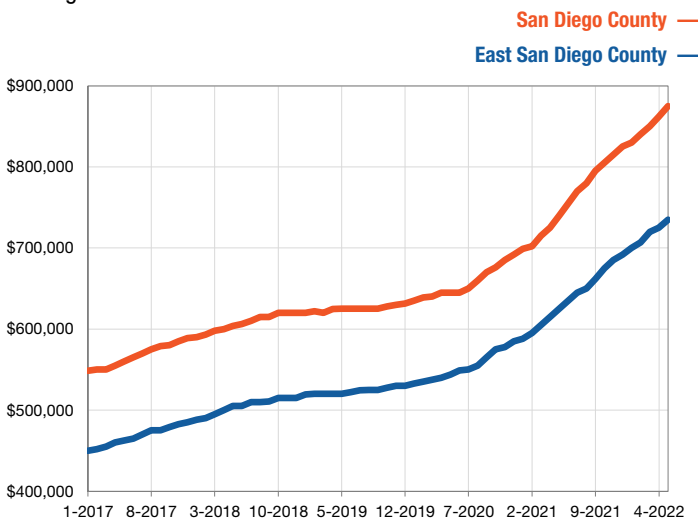
Detached Single-Family	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	545	535	- 1.8%	6,078	5,938	- 2.3%
Pending Sales	452	440	- 2.7%	5,256	5,041	- 4.1%
Closed Sales	456	371	- 18.6%	5,186	5,074	- 2.2%
Days on Market Until Sale	17	13	- 23.5%	21	17	- 19.0%
Median Sales Price*	\$700,000	\$820,000	+ 17.1%	\$625,000	\$735,000	+ 17.6%
Average Sales Price*	\$717,317	\$846,200	+ 18.0%	\$635,783	\$760,200	+ 19.6%
Percent of Original List Price Received*	103.2%	103.3%	+ 0.1%	100.8%	102.2%	+ 1.4%
Percent of List Price Received*	102.6%	103.2%	+ 0.6%	100.8%	102.1%	+ 1.3%
Inventory of Homes for Sale	717	500	- 30.3%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--

* 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.

Attached Single-Family	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	131	132	+ 0.8%	1,434	1,446	+ 0.8%
Pending Sales	108	125	+ 15.7%	1,288	1,312	+ 1.9%
Closed Sales	113	95	- 15.9%	1,277	1,305	+ 2.2%
Days on Market Until Sale	9	10	+ 11.1%	15	12	- 20.0%
Median Sales Price*	\$415,000	\$485,000	+ 16.9%	\$378,000	\$450,000	+ 19.0%
Average Sales Price*	\$421,681	\$503,237	+ 19.3%	\$381,929	\$466,470	+ 22.1%
Percent of Original List Price Received*	104.7%	107.0%	+ 2.2%	101.4%	104.0%	+ 2.6%
Percent of List Price Received*	103.6%	104.6%	+ 1.0%	101.3%	103.1%	+ 1.8%
Inventory of Homes for Sale	114	74	- 35.1%	--	--	--
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.

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



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

