

Local Market Update for May 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

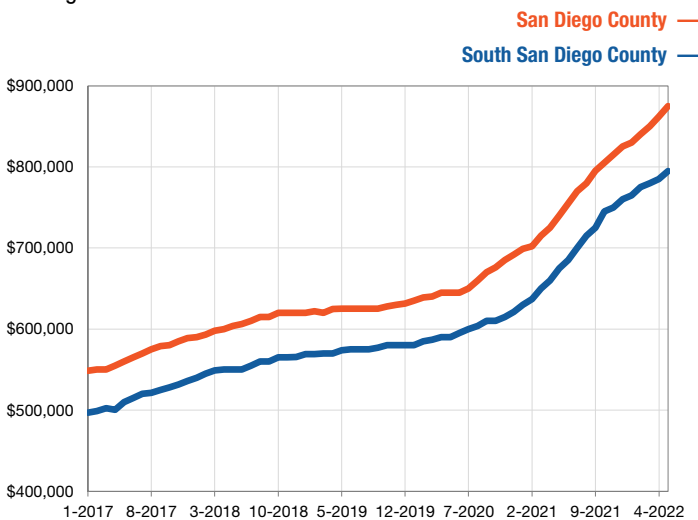
Detached Single-Family	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	242	200	- 17.4%	2,628	2,410	- 8.3%
Pending Sales	213	135	- 36.6%	2,309	2,026	- 12.3%
Closed Sales	221	149	- 32.6%	2,268	2,093	- 7.7%
Days on Market Until Sale	10	9	- 10.0%	15	13	- 13.3%
Median Sales Price*	\$772,500	\$870,000	+ 12.6%	\$675,000	\$795,000	+ 17.8%
Average Sales Price*	\$797,323	\$957,536	+ 20.1%	\$701,917	\$844,307	+ 20.3%
Percent of Original List Price Received*	104.2%	103.5%	- 0.7%	101.9%	102.9%	+ 1.0%
Percent of List Price Received*	103.1%	102.9%	- 0.2%	101.3%	102.4%	+ 1.1%
Inventory of Homes for Sale	234	180	- 23.1%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--

* 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	164	127	- 22.6%	1,246	1,262	+ 1.3%
Pending Sales	107	76	- 29.0%	1,107	1,138	+ 2.8%
Closed Sales	76	84	+ 10.5%	1,095	1,174	+ 7.2%
Days on Market Until Sale	8	11	+ 37.5%	16	14	- 12.5%
Median Sales Price*	\$512,500	\$616,000	+ 20.2%	\$460,000	\$570,000	+ 23.9%
Average Sales Price*	\$504,243	\$634,823	+ 25.9%	\$470,340	\$565,582	+ 20.2%
Percent of Original List Price Received*	104.4%	104.6%	+ 0.2%	101.6%	103.6%	+ 2.0%
Percent of List Price Received*	103.5%	103.5%	0.0%	101.4%	102.7%	+ 1.3%
Inventory of Homes for Sale	140	89	- 36.4%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--

* 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

