

# Local Market Update for July 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

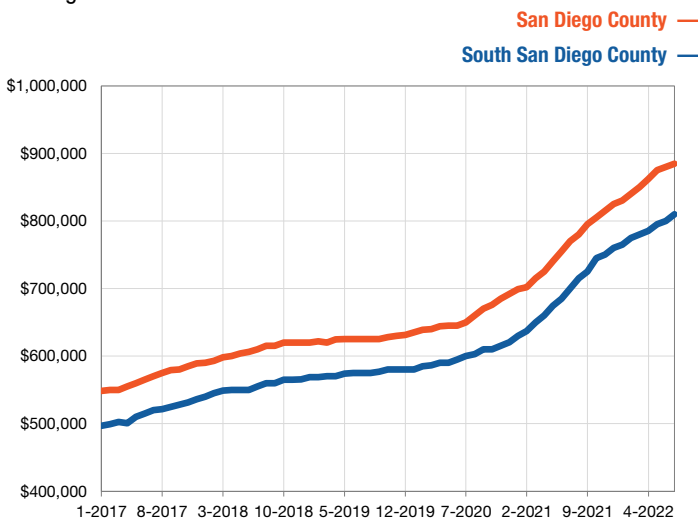
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	284	<b>196</b>	- 31.0%	2,644	<b>2,300</b>	- 13.0%
Pending Sales	199	<b>117</b>	- 41.2%	2,281	<b>1,854</b>	- 18.7%
Closed Sales	200	<b>108</b>	- 46.0%	2,310	<b>1,922</b>	- 16.8%
Days on Market Until Sale	11	<b>15</b>	+ 36.4%	13	<b>14</b>	+ 7.7%
Median Sales Price*	\$770,000	<b>\$840,000</b>	+ 9.1%	\$700,000	<b>\$810,000</b>	+ 15.7%
Average Sales Price*	\$808,381	<b>\$883,162</b>	+ 9.3%	\$730,328	<b>\$860,429</b>	+ 17.8%
Percent of Original List Price Received*	103.6%	<b>99.3%</b>	- 4.2%	102.5%	<b>102.5%</b>	0.0%
Percent of List Price Received*	102.5%	<b>100.5%</b>	- 2.0%	101.8%	<b>102.2%</b>	+ 0.4%
Inventory of Homes for Sale	301	<b>262</b>	- 13.0%	--	--	--
Months Supply of Inventory	1.6	<b>1.7</b>	+ 6.3%	--	--	--

\* 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	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	125	<b>111</b>	- 11.2%	1,309	<b>1,261</b>	- 3.7%
Pending Sales	114	<b>84</b>	- 26.3%	1,133	<b>1,050</b>	- 7.3%
Closed Sales	134	<b>78</b>	- 41.8%	1,135	<b>1,073</b>	- 5.5%
Days on Market Until Sale	9	<b>15</b>	+ 66.7%	13	<b>15</b>	+ 15.4%
Median Sales Price*	\$549,000	<b>\$658,550</b>	+ 20.0%	\$485,000	<b>\$585,000</b>	+ 20.6%
Average Sales Price*	\$534,503	<b>\$669,756</b>	+ 25.3%	\$487,462	<b>\$586,736</b>	+ 20.4%
Percent of Original List Price Received*	103.6%	<b>99.7%</b>	- 3.8%	102.5%	<b>103.1%</b>	+ 0.6%
Percent of List Price Received*	103.1%	<b>100.7%</b>	- 2.3%	102.1%	<b>102.4%</b>	+ 0.3%
Inventory of Homes for Sale	143	<b>148</b>	+ 3.5%	--	--	--
Months Supply of Inventory	1.5	<b>1.7</b>	+ 13.3%	--	--	--

\* 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.

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



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

