

Local Market Update for August 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

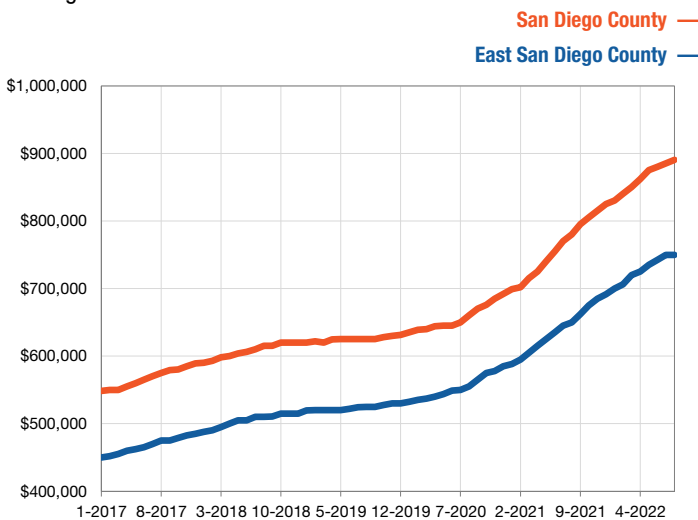
Detached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
Key Metrics						
New Listings	535	442	- 17.4%	6,098	5,805	- 4.8%
Pending Sales	437	348	- 20.4%	5,153	4,601	- 10.7%
Closed Sales	441	335	- 24.0%	5,298	4,723	- 10.9%
Days on Market Until Sale	16	22	+ 37.5%	18	18	0.0%
Median Sales Price*	\$700,000	\$750,000	+ 7.1%	\$650,000	\$750,000	+ 15.4%
Average Sales Price*	\$724,585	\$784,705	+ 8.3%	\$672,614	\$777,038	+ 15.5%
Percent of Original List Price Received*	101.5%	97.1%	- 4.3%	101.6%	101.5%	- 0.1%
Percent of List Price Received*	101.5%	99.2%	- 2.3%	101.4%	101.7%	+ 0.3%
Inventory of Homes for Sale	829	656	- 20.9%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--

* 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	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
Key Metrics						
New Listings	140	100	- 28.6%	1,477	1,424	- 3.6%
Pending Sales	129	113	- 12.4%	1,303	1,245	- 4.5%
Closed Sales	126	108	- 14.3%	1,282	1,262	- 1.6%
Days on Market Until Sale	14	17	+ 21.4%	13	12	- 7.7%
Median Sales Price*	\$440,000	\$509,000	+ 15.7%	\$391,500	\$470,000	+ 20.1%
Average Sales Price*	\$456,623	\$510,469	+ 11.8%	\$401,574	\$486,946	+ 21.3%
Percent of Original List Price Received*	102.6%	100.2%	- 2.3%	102.4%	103.6%	+ 1.2%
Percent of List Price Received*	102.3%	101.3%	- 1.0%	101.9%	103.0%	+ 1.1%
Inventory of Homes for Sale	132	109	- 17.4%	--	--	--
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.

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



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

