

# Local Market Update for August 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## Metro San Diego County

ZIP Codes: 92037, 92101, 92102, 92103, 92104, 92105, 92106, 92107, 92108, 92109, 92110, 92111, 92113, 92114, 92115, 92116, 92117, 92118, 92119, 92120, 92121, 92122, 92123, 92124, 92126, 92131, 92139

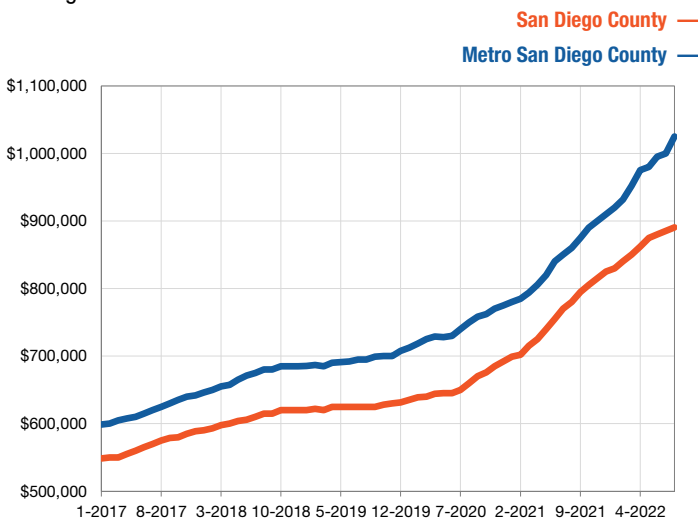
Detached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
<b>Key Metrics</b>						
New Listings	692	521	- 24.7%	7,831	6,870	- 12.3%
Pending Sales	618	443	- 28.3%	6,599	5,365	- 18.7%
Closed Sales	591	409	- 30.8%	6,722	5,515	- 18.0%
Days on Market Until Sale	15	20	+ 33.3%	17	16	- 5.9%
Median Sales Price*	\$918,750	\$1,028,500	+ 11.9%	\$860,000	\$1,025,000	+ 19.2%
Average Sales Price*	\$1,227,653	\$1,314,461	+ 7.1%	\$1,164,819	\$1,378,451	+ 18.3%
Percent of Original List Price Received*	102.2%	97.0%	- 5.1%	101.8%	102.8%	+ 1.0%
Percent of List Price Received*	102.0%	98.9%	- 3.0%	101.6%	102.7%	+ 1.1%
Inventory of Homes for Sale	827	673	- 18.6%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--

\* 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	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
<b>Key Metrics</b>						
New Listings	603	419	- 30.5%	7,727	5,896	- 23.7%
Pending Sales	601	385	- 35.9%	6,521	4,999	- 23.3%
Closed Sales	579	355	- 38.7%	6,472	5,232	- 19.2%
Days on Market Until Sale	16	21	+ 31.3%	21	15	- 28.6%
Median Sales Price*	\$566,000	\$660,000	+ 16.6%	\$535,000	\$645,000	+ 20.6%
Average Sales Price*	\$674,262	\$757,071	+ 12.3%	\$646,892	\$782,997	+ 21.0%
Percent of Original List Price Received*	101.8%	98.4%	- 3.3%	100.7%	103.3%	+ 2.6%
Percent of List Price Received*	101.9%	99.9%	- 2.0%	100.9%	103.0%	+ 2.1%
Inventory of Homes for Sale	648	545	- 15.9%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 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

