

Local Market Update for August 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

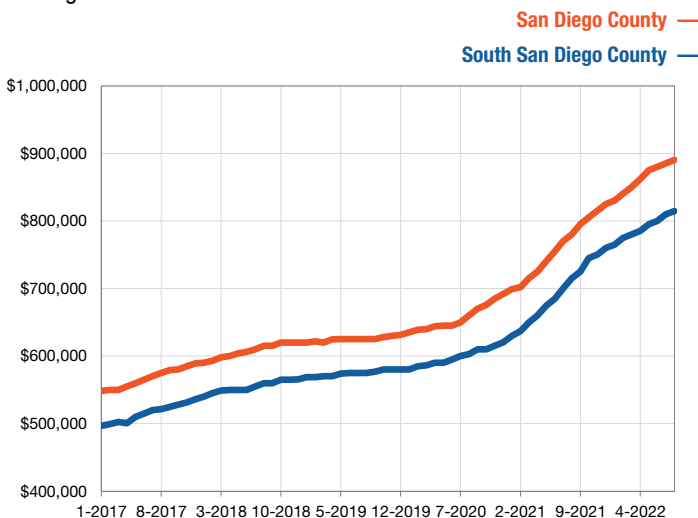
| Detached Single-Family | August | | | Rolling 12 Months | | |
|------------------------------------------|-----------|------------------|----------------|-------------------|------------------|----------------|
| | 2021 | 2022 | Percent Change | Thru 8-2021 | Thru 8-2022 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 234 | 181 | - 22.6% | 2,612 | 2,265 | - 13.3% |
| Pending Sales | 230 | 149 | - 35.2% | 2,269 | 1,771 | - 21.9% |
| Closed Sales | 210 | 136 | - 35.2% | 2,326 | 1,855 | - 20.2% |
| Days on Market Until Sale | 15 | 18 | + 20.0% | 13 | 14 | + 7.7% |
| Median Sales Price* | \$780,000 | \$803,500 | + 3.0% | \$715,000 | \$815,000 | + 14.0% |
| Average Sales Price* | \$788,199 | \$882,481 | + 12.0% | \$742,275 | \$869,889 | + 17.2% |
| Percent of Original List Price Received* | 101.6% | 97.6% | - 3.9% | 102.5% | 102.2% | - 0.3% |
| Percent of List Price Received* | 101.4% | 99.2% | - 2.2% | 101.8% | 102.1% | + 0.3% |
| Inventory of Homes for Sale | 266 | 253 | - 4.9% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.7 | + 21.4% | -- | -- | -- |

* 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.

| Attached Single-Family | August | | | Rolling 12 Months | | |
|------------------------------------------|-----------|------------------|----------------|-------------------|------------------|----------------|
| | 2021 | 2022 | Percent Change | Thru 8-2021 | Thru 8-2022 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 121 | 94 | - 22.3% | 1,338 | 1,242 | - 7.2% |
| Pending Sales | 105 | 99 | - 5.7% | 1,148 | 1,039 | - 9.5% |
| Closed Sales | 118 | 86 | - 27.1% | 1,154 | 1,047 | - 9.3% |
| Days on Market Until Sale | 12 | 16 | + 33.3% | 12 | 15 | + 25.0% |
| Median Sales Price* | \$557,500 | \$605,000 | + 8.5% | \$495,000 | \$590,000 | + 19.2% |
| Average Sales Price* | \$545,002 | \$599,868 | + 10.1% | \$495,507 | \$591,963 | + 19.5% |
| Percent of Original List Price Received* | 102.7% | 99.6% | - 3.0% | 102.7% | 102.9% | + 0.2% |
| Percent of List Price Received* | 101.6% | 100.8% | - 0.8% | 102.2% | 102.4% | + 0.2% |
| Inventory of Homes for Sale | 144 | 126 | - 12.5% | -- | -- | -- |
| 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.

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



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

