

Local Market Update for October 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

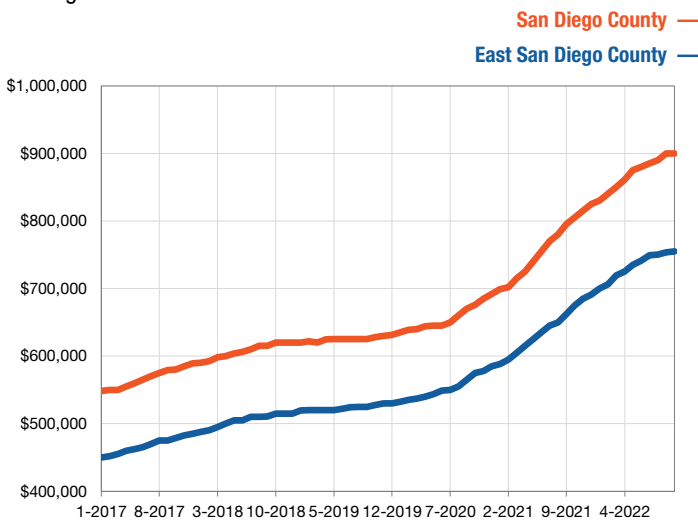
Detached Single-Family	October			Rolling 12 Months		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	501	379	- 24.4%	6,015	5,653	- 6.0%
Pending Sales	448	283	- 36.8%	5,115	4,247	- 17.0%
Closed Sales	455	278	- 38.9%	5,165	4,437	- 14.1%
Days on Market Until Sale	19	32	+ 68.4%	18	19	+ 5.6%
Median Sales Price*	\$710,000	\$734,850	+ 3.5%	\$675,000	\$755,000	+ 11.9%
Average Sales Price*	\$734,715	\$737,636	+ 0.4%	\$692,323	\$787,776	+ 13.8%
Percent of Original List Price Received*	99.8%	96.4%	- 3.4%	101.6%	101.1%	- 0.5%
Percent of List Price Received*	100.7%	98.9%	- 1.8%	101.5%	101.5%	0.0%
Inventory of Homes for Sale	758	655	- 13.6%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

* 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	October			Rolling 12 Months		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	116	90	- 22.4%	1,445	1,372	- 5.1%
Pending Sales	111	72	- 35.1%	1,332	1,150	- 13.7%
Closed Sales	121	68	- 43.8%	1,328	1,197	- 9.9%
Days on Market Until Sale	17	22	+ 29.4%	13	13	0.0%
Median Sales Price*	\$440,000	\$450,000	+ 2.3%	\$405,000	\$475,000	+ 17.3%
Average Sales Price*	\$449,895	\$474,135	+ 5.4%	\$413,711	\$493,219	+ 19.2%
Percent of Original List Price Received*	101.4%	99.1%	- 2.3%	102.5%	103.3%	+ 0.8%
Percent of List Price Received*	101.3%	100.5%	- 0.8%	102.0%	102.8%	+ 0.8%
Inventory of Homes for Sale	115	118	+ 2.6%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--

* 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

