

Local Market Update for October 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

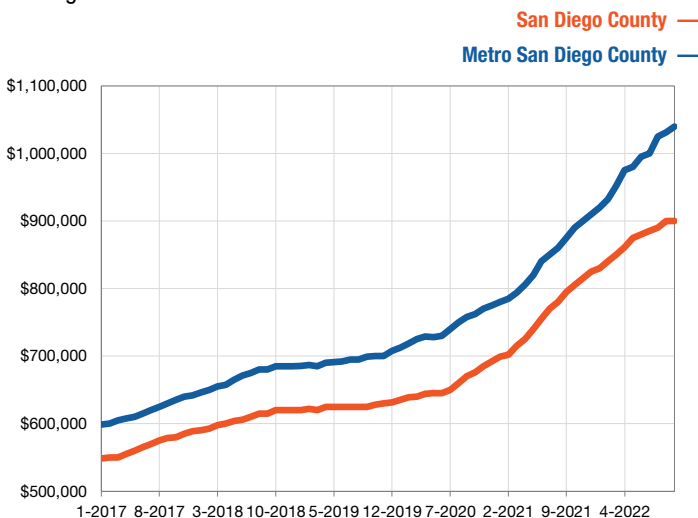
Detached Single-Family	October			Rolling 12 Months		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	594	443	- 25.4%	7,567	6,681	- 11.7%
Pending Sales	504	297	- 41.1%	6,322	4,975	- 21.3%
Closed Sales	518	306	- 40.9%	6,490	5,156	- 20.6%
Days on Market Until Sale	18	25	+ 38.9%	17	17	0.0%
Median Sales Price*	\$936,575	\$1,002,500	+ 7.0%	\$890,000	\$1,040,000	+ 16.9%
Average Sales Price*	\$1,325,103	\$1,328,600	+ 0.3%	\$1,200,696	\$1,386,803	+ 15.5%
Percent of Original List Price Received*	101.3%	95.5%	- 5.7%	102.2%	102.2%	0.0%
Percent of List Price Received*	101.5%	98.0%	- 3.4%	101.9%	102.4%	+ 0.5%
Inventory of Homes for Sale	715	696	- 2.7%	--	--	--
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	October			Rolling 12 Months		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	462	356	- 22.9%	7,183	5,728	- 20.3%
Pending Sales	445	270	- 39.3%	6,405	4,601	- 28.2%
Closed Sales	463	277	- 40.2%	6,526	4,784	- 26.7%
Days on Market Until Sale	17	26	+ 52.9%	20	16	- 20.0%
Median Sales Price*	\$576,250	\$650,000	+ 12.8%	\$550,000	\$650,000	+ 18.2%
Average Sales Price*	\$726,020	\$785,932	+ 8.3%	\$665,139	\$791,778	+ 19.0%
Percent of Original List Price Received*	101.4%	97.4%	- 3.9%	101.1%	102.9%	+ 1.8%
Percent of List Price Received*	101.6%	99.4%	- 2.2%	101.2%	102.8%	+ 1.6%
Inventory of Homes for Sale	498	538	+ 8.0%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--

* 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.

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



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

