

# Local Market Update for October 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

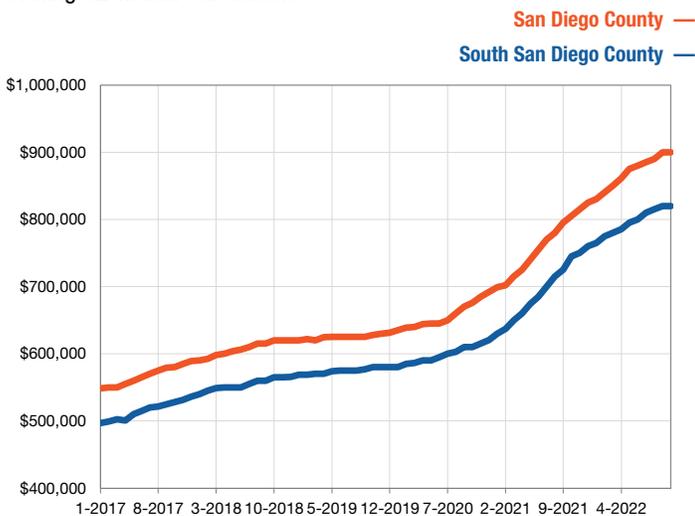
Detached Single-Family	October			Rolling 12 Months		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
<b>Key Metrics</b>						
New Listings	184	135	- 26.6%	2,596	2,144	- 17.4%
Pending Sales	190	86	- 54.7%	2,224	1,585	- 28.7%
Closed Sales	190	91	- 52.1%	2,252	1,682	- 25.3%
Days on Market Until Sale	15	25	+ 66.7%	12	15	+ 25.0%
Median Sales Price*	\$795,000	\$760,000	- 4.4%	\$745,000	\$820,000	+ 10.1%
Average Sales Price*	\$820,427	\$813,249	- 0.9%	\$775,886	\$875,018	+ 12.8%
Percent of Original List Price Received*	101.2%	98.2%	- 3.0%	102.7%	101.8%	- 0.9%
Percent of List Price Received*	101.2%	100.5%	- 0.7%	102.0%	101.9%	- 0.1%
Inventory of Homes for Sale	231	225	- 2.6%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	96	61	- 36.5%	1,348	1,183	- 12.2%
Pending Sales	95	60	- 36.8%	1,209	951	- 21.3%
Closed Sales	128	56	- 56.3%	1,212	976	- 19.5%
Days on Market Until Sale	23	30	+ 30.4%	13	16	+ 23.1%
Median Sales Price*	\$562,500	\$605,000	+ 7.6%	\$513,000	\$600,000	+ 17.0%
Average Sales Price*	\$576,660	\$593,298	+ 2.9%	\$511,339	\$595,133	+ 16.4%
Percent of Original List Price Received*	101.6%	98.2%	- 3.3%	102.7%	102.5%	- 0.2%
Percent of List Price Received*	101.0%	100.2%	- 0.8%	102.2%	102.3%	+ 0.1%
Inventory of Homes for Sale	113	108	- 4.4%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

\* 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

