

# Local Market Update for December 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

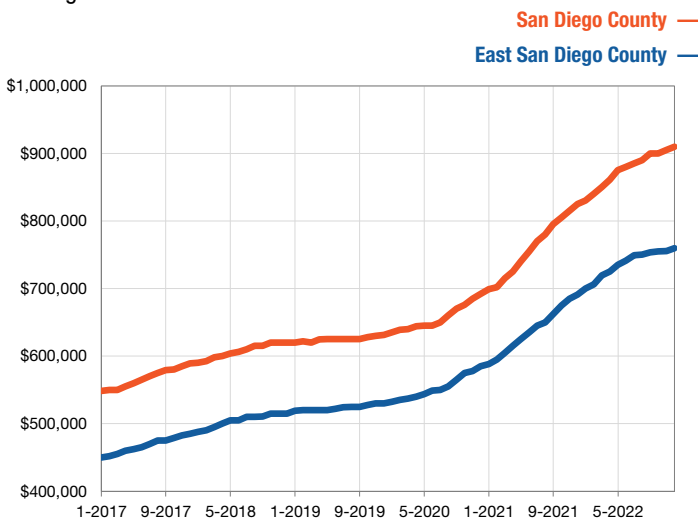
Detached Single-Family	December			Rolling 12 Months		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
<b>Key Metrics</b>						
New Listings	303	161	- 46.9%	5,999	5,408	- 9.9%
Pending Sales	322	236	- 26.7%	5,140	3,942	- 23.3%
Closed Sales	480	246	- 48.8%	5,202	4,021	- 22.7%
Days on Market Until Sale	18	33	+ 83.3%	18	21	+ 16.7%
Median Sales Price*	\$715,000	\$715,000	0.0%	\$691,000	\$760,000	+ 10.0%
Average Sales Price*	\$737,915	\$743,089	+ 0.7%	\$711,851	\$793,398	+ 11.5%
Percent of Original List Price Received*	100.6%	95.5%	- 5.1%	101.6%	100.5%	- 1.1%
Percent of List Price Received*	100.9%	98.6%	- 2.3%	101.5%	101.2%	- 0.3%
Inventory of Homes for Sale	536	399	- 25.6%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--

\* 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	December			Rolling 12 Months		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
<b>Key Metrics</b>						
New Listings	74	41	- 44.6%	1,416	1,316	- 7.1%
Pending Sales	70	57	- 18.6%	1,295	1,093	- 15.6%
Closed Sales	115	48	- 58.3%	1,320	1,106	- 16.2%
Days on Market Until Sale	11	23	+ 109.1%	13	15	+ 15.4%
Median Sales Price*	\$460,000	\$469,000	+ 2.0%	\$420,000	\$480,000	+ 14.3%
Average Sales Price*	\$469,381	\$514,185	+ 9.5%	\$426,791	\$499,934	+ 17.1%
Percent of Original List Price Received*	102.8%	97.6%	- 5.1%	102.8%	102.8%	0.0%
Percent of List Price Received*	102.4%	99.3%	- 3.0%	102.3%	102.6%	+ 0.3%
Inventory of Homes for Sale	92	70	- 23.9%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--

\* 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

