

# Local Market Update for December 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

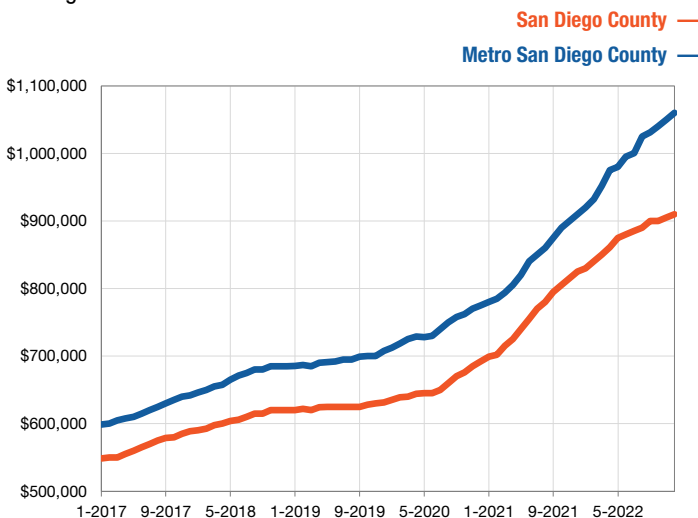
Detached Single-Family	December			Rolling 12 Months		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
<b>Key Metrics</b>						
New Listings	360	221	- 38.6%	7,453	6,471	- 13.2%
Pending Sales	353	248	- 29.7%	6,268	4,615	- 26.4%
Closed Sales	507	262	- 48.3%	6,342	4,712	- 25.7%
Days on Market Until Sale	18	26	+ 44.4%	16	18	+ 12.5%
Median Sales Price*	\$931,000	\$980,000	+ 5.3%	\$910,000	\$1,060,000	+ 16.5%
Average Sales Price*	\$1,233,444	\$1,286,591	+ 4.3%	\$1,229,662	\$1,407,883	+ 14.5%
Percent of Original List Price Received*	102.2%	95.7%	- 6.4%	102.5%	101.5%	- 1.0%
Percent of List Price Received*	102.3%	97.9%	- 4.3%	102.2%	101.9%	- 0.3%
Inventory of Homes for Sale	448	417	- 6.9%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

\* 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	313	175	- 44.1%	6,977	5,458	- 21.8%
Pending Sales	335	195	- 41.8%	6,311	4,220	- 33.1%
Closed Sales	454	205	- 54.8%	6,393	4,339	- 32.1%
Days on Market Until Sale	18	39	+ 116.7%	19	17	- 10.5%
Median Sales Price*	\$622,500	\$599,500	- 3.7%	\$565,000	\$650,000	+ 15.0%
Average Sales Price*	\$739,298	\$698,563	- 5.5%	\$683,862	\$793,474	+ 16.0%
Percent of Original List Price Received*	102.6%	96.9%	- 5.6%	101.7%	102.4%	+ 0.7%
Percent of List Price Received*	102.2%	98.9%	- 3.2%	101.6%	102.6%	+ 1.0%
Inventory of Homes for Sale	310	361	+ 16.5%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--

\* 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.

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



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

