

Local Market Update for December 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

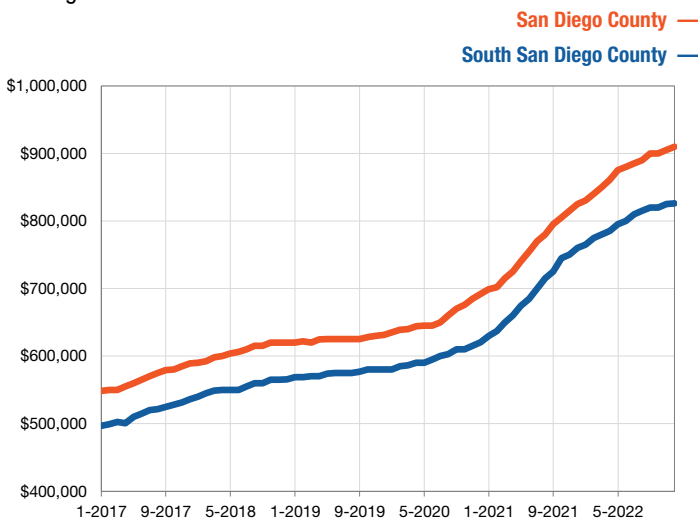
Detached Single-Family	December			Rolling 12 Months		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
Key Metrics						
New Listings	118	57	- 51.7%	2,567	2,035	- 20.7%
Pending Sales	134	66	- 50.7%	2,229	1,455	- 34.7%
Closed Sales	182	99	- 45.6%	2,262	1,505	- 33.5%
Days on Market Until Sale	16	37	+ 131.3%	13	17	+ 30.8%
Median Sales Price*	\$781,250	\$787,500	+ 0.8%	\$760,000	\$826,000	+ 8.7%
Average Sales Price*	\$844,734	\$815,049	- 3.5%	\$799,213	\$878,139	+ 9.9%
Percent of Original List Price Received*	101.9%	95.8%	- 6.0%	102.7%	101.2%	- 1.5%
Percent of List Price Received*	101.4%	97.8%	- 3.6%	102.0%	101.6%	- 0.4%
Inventory of Homes for Sale	144	146	+ 1.4%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--

* 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.

Attached Single-Family	December			Rolling 12 Months		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
Key Metrics						
New Listings	66	41	- 37.9%	1,345	1,163	- 13.5%
Pending Sales	71	57	- 19.7%	1,206	901	- 25.3%
Closed Sales	97	51	- 47.4%	1,208	907	- 24.9%
Days on Market Until Sale	15	39	+ 160.0%	13	19	+ 46.2%
Median Sales Price*	\$570,000	\$617,500	+ 8.3%	\$530,000	\$610,000	+ 15.1%
Average Sales Price*	\$570,772	\$620,309	+ 8.7%	\$523,069	\$608,036	+ 16.2%
Percent of Original List Price Received*	102.3%	97.1%	- 5.1%	102.8%	101.8%	- 1.0%
Percent of List Price Received*	101.7%	99.4%	- 2.3%	102.2%	102.1%	- 0.1%
Inventory of Homes for Sale	67	83	+ 23.9%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--

* 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

