

Local Market Update for January 2023

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

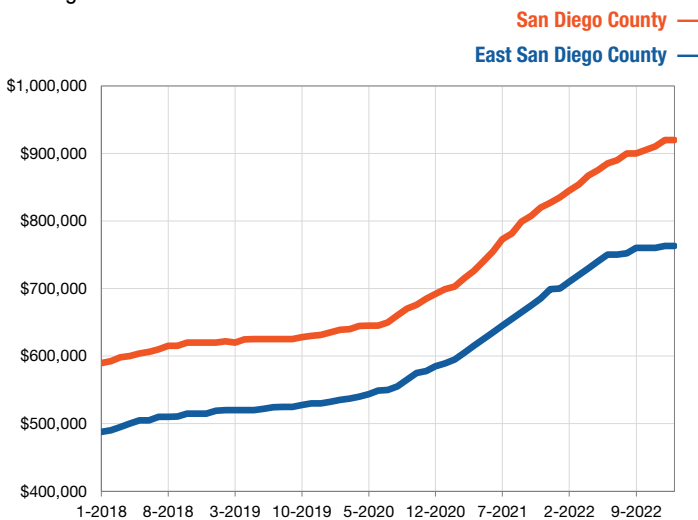
Detached Single-Family	January			Rolling 12 Months		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
Key Metrics						
New Listings	391	279	- 28.6%	5,799	5,172	- 10.8%
Pending Sales	333	259	- 22.2%	5,002	3,751	- 25.0%
Closed Sales	326	199	- 39.0%	5,101	3,803	- 25.4%
Days on Market Until Sale	21	34	+ 61.9%	18	21	+ 16.7%
Median Sales Price*	\$736,250	\$725,000	- 1.5%	\$700,000	\$763,000	+ 9.0%
Average Sales Price*	\$762,323	\$757,993	- 0.6%	\$730,901	\$811,480	+ 11.0%
Percent of Original List Price Received*	101.5%	96.9%	- 4.5%	101.8%	100.3%	- 1.5%
Percent of List Price Received*	101.4%	98.8%	- 2.6%	101.6%	101.1%	- 0.5%
Inventory of Homes for Sale	522	355	- 32.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--

* 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	January			Rolling 12 Months		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
Key Metrics						
New Listings	110	68	- 38.2%	1,422	1,281	- 9.9%
Pending Sales	92	62	- 32.6%	1,288	1,068	- 17.1%
Closed Sales	69	58	- 15.9%	1,296	1,097	- 15.4%
Days on Market Until Sale	13	29	+ 123.1%	12	16	+ 33.3%
Median Sales Price*	\$430,000	\$495,000	+ 15.1%	\$423,000	\$485,000	+ 14.7%
Average Sales Price*	\$449,218	\$499,850	+ 11.3%	\$431,381	\$503,229	+ 16.7%
Percent of Original List Price Received*	103.8%	98.3%	- 5.3%	103.0%	102.5%	- 0.5%
Percent of List Price Received*	103.2%	99.8%	- 3.3%	102.5%	102.4%	- 0.1%
Inventory of Homes for Sale	99	67	- 32.3%	--	--	--
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

