

Local Market Update for January 2023

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

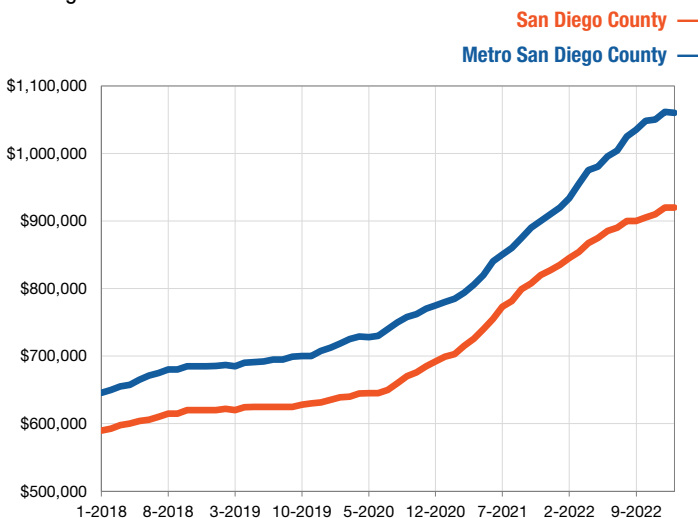
Detached Single-Family	January			Rolling 12 Months		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
Key Metrics						
New Listings	516	356	- 31.0%	7,405	6,303	- 14.9%
Pending Sales	387	310	- 19.9%	6,197	4,503	- 27.3%
Closed Sales	361	219	- 39.3%	6,306	4,562	- 27.7%
Days on Market Until Sale	18	34	+ 88.9%	16	19	+ 18.8%
Median Sales Price*	\$1,025,000	\$940,000	- 8.3%	\$920,000	\$1,060,000	+ 15.2%
Average Sales Price*	\$1,450,417	\$1,366,725	- 5.8%	\$1,250,409	\$1,406,837	+ 12.5%
Percent of Original List Price Received*	103.3%	96.0%	- 7.1%	102.7%	101.1%	- 1.6%
Percent of List Price Received*	102.7%	98.1%	- 4.5%	102.3%	101.7%	- 0.6%
Inventory of Homes for Sale	492	405	- 17.7%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--

* 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	January			Rolling 12 Months		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
Key Metrics						
New Listings	503	335	- 33.4%	6,855	5,312	- 22.5%
Pending Sales	403	254	- 37.0%	6,195	4,068	- 34.3%
Closed Sales	354	187	- 47.2%	6,380	4,192	- 34.3%
Days on Market Until Sale	16	33	+ 106.3%	18	18	0.0%
Median Sales Price*	\$645,000	\$621,000	- 3.7%	\$575,000	\$650,000	+ 13.0%
Average Sales Price*	\$816,402	\$760,852	- 6.8%	\$695,585	\$789,290	+ 13.5%
Percent of Original List Price Received*	103.5%	96.9%	- 6.4%	101.9%	102.1%	+ 0.2%
Percent of List Price Received*	103.1%	98.9%	- 4.1%	101.8%	102.3%	+ 0.5%
Inventory of Homes for Sale	369	383	+ 3.8%	--	--	--
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

