

Local Market Update for January 2023

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

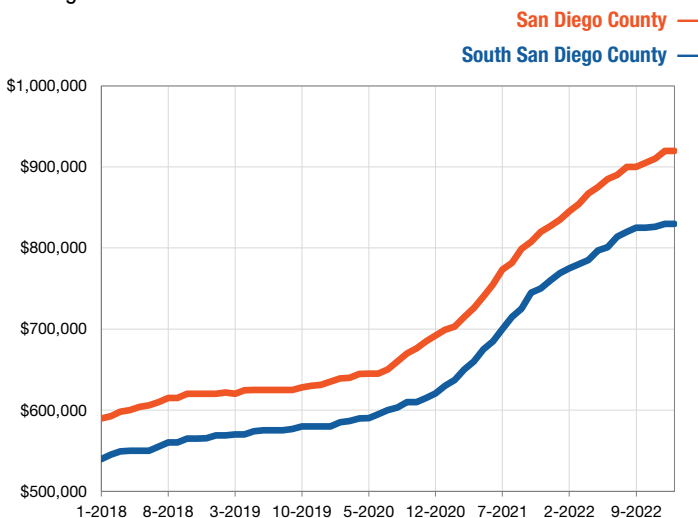
Detached Single-Family	January			Rolling 12 Months		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
Key Metrics						
New Listings	153	87	- 43.1%	2,526	1,951	- 22.8%
Pending Sales	123	108	- 12.2%	2,185	1,416	- 35.2%
Closed Sales	123	68	- 44.7%	2,241	1,430	- 36.2%
Days on Market Until Sale	17	33	+ 94.1%	13	18	+ 38.5%
Median Sales Price*	\$810,000	\$750,656	- 7.3%	\$769,000	\$830,000	+ 7.9%
Average Sales Price*	\$847,799	\$782,024	- 7.8%	\$809,149	\$888,592	+ 9.8%
Percent of Original List Price Received*	102.9%	97.8%	- 5.0%	102.7%	100.9%	- 1.8%
Percent of List Price Received*	102.5%	99.9%	- 2.5%	102.1%	101.5%	- 0.6%
Inventory of Homes for Sale	151	98	- 35.1%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--

* 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	82	75	- 8.5%	1,330	1,157	- 13.0%
Pending Sales	74	75	+ 1.4%	1,200	904	- 24.7%
Closed Sales	73	45	- 38.4%	1,221	886	- 27.4%
Days on Market Until Sale	15	35	+ 133.3%	13	20	+ 53.8%
Median Sales Price*	\$555,000	\$600,000	+ 8.1%	\$535,000	\$610,000	+ 14.0%
Average Sales Price*	\$541,379	\$584,363	+ 7.9%	\$528,643	\$611,530	+ 15.7%
Percent of Original List Price Received*	104.2%	97.9%	- 6.0%	103.0%	101.4%	- 1.6%
Percent of List Price Received*	103.5%	99.4%	- 4.0%	102.3%	101.8%	- 0.5%
Inventory of Homes for Sale	67	67	0.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

* 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

