

Local Market Update for February 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

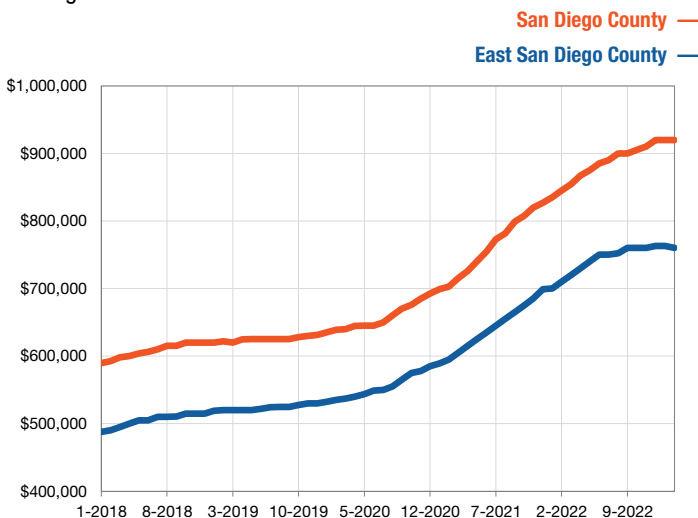
Detached Single-Family	February			Rolling 12 Months		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	440	229	- 48.0%	5,797	4,985	- 14.0%
Pending Sales	355	258	- 27.3%	5,009	3,631	- 27.5%
Closed Sales	325	220	- 32.3%	5,077	3,704	- 27.0%
Days on Market Until Sale	19	33	+ 73.7%	17	22	+ 29.4%
Median Sales Price*	\$758,000	\$723,250	- 4.6%	\$710,000	\$760,000	+ 7.0%
Average Sales Price*	\$776,320	\$784,812	+ 1.1%	\$739,381	\$812,737	+ 9.9%
Percent of Original List Price Received*	103.1%	98.2%	- 4.8%	101.9%	99.9%	- 2.0%
Percent of List Price Received*	102.5%	99.9%	- 2.5%	101.7%	100.9%	- 0.8%
Inventory of Homes for Sale	475	306	- 35.6%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--

* 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.

Attached Single-Family	February			Rolling 12 Months		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	137	79	- 42.3%	1,467	1,224	- 16.6%
Pending Sales	121	90	- 25.6%	1,316	1,034	- 21.4%
Closed Sales	93	60	- 35.5%	1,300	1,064	- 18.2%
Days on Market Until Sale	10	41	+ 310.0%	12	18	+ 50.0%
Median Sales Price*	\$485,000	\$491,000	+ 1.2%	\$430,000	\$485,000	+ 12.8%
Average Sales Price*	\$476,389	\$500,315	+ 5.0%	\$438,377	\$504,850	+ 15.2%
Percent of Original List Price Received*	104.9%	98.4%	- 6.2%	103.3%	102.0%	- 1.3%
Percent of List Price Received*	103.7%	100.0%	- 3.6%	102.7%	102.1%	- 0.6%
Inventory of Homes for Sale	96	50	- 47.9%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

* 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

