

Local Market Update for February 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

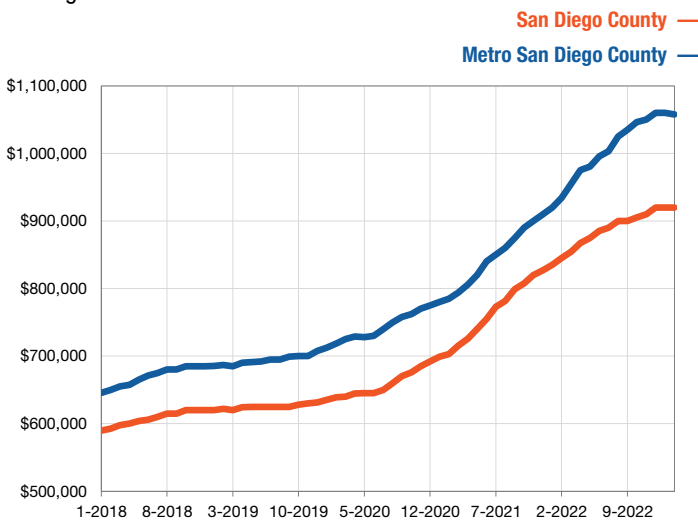
Detached Single-Family	February			Rolling 12 Months		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	496	358	- 27.8%	7,374	6,193	- 16.0%
Pending Sales	456	322	- 29.4%	6,216	4,353	- 30.0%
Closed Sales	391	271	- 30.7%	6,279	4,450	- 29.1%
Days on Market Until Sale	17	31	+ 82.4%	16	19	+ 18.8%
Median Sales Price*	\$1,050,000	\$1,015,000	- 3.3%	\$934,000	\$1,057,500	+ 13.2%
Average Sales Price*	\$1,414,942	\$1,242,334	- 12.2%	\$1,270,095	\$1,395,367	+ 9.9%
Percent of Original List Price Received*	105.9%	97.5%	- 7.9%	103.0%	100.5%	- 2.4%
Percent of List Price Received*	104.5%	99.1%	- 5.2%	102.5%	101.3%	- 1.2%
Inventory of Homes for Sale	443	396	- 10.6%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

* 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	497	287	- 42.3%	6,777	5,120	- 24.5%
Pending Sales	421	271	- 35.6%	6,090	3,918	- 35.7%
Closed Sales	395	216	- 45.3%	6,314	4,018	- 36.4%
Days on Market Until Sale	13	29	+ 123.1%	17	19	+ 11.8%
Median Sales Price*	\$650,000	\$624,500	- 3.9%	\$580,000	\$650,000	+ 12.1%
Average Sales Price*	\$784,458	\$776,900	- 1.0%	\$706,809	\$788,671	+ 11.6%
Percent of Original List Price Received*	105.5%	98.6%	- 6.5%	102.3%	101.5%	- 0.8%
Percent of List Price Received*	104.5%	99.7%	- 4.6%	102.1%	102.0%	- 0.1%
Inventory of Homes for Sale	394	352	- 10.7%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

* 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

