

# Local Market Update for February 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

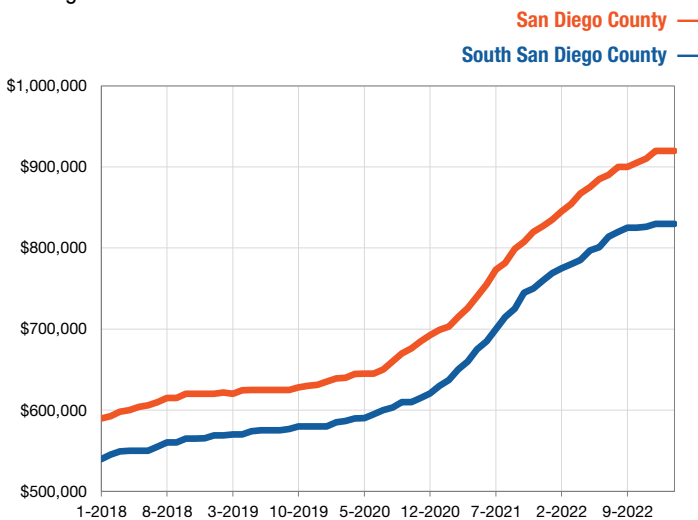
| Detached Single-Family                   | February  |                  |                | Rolling 12 Months |                  |                |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
|  | 2022      | 2023             | Percent Change | Thru 2-2022       | Thru 2-2023      | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |                   |                  |                |
| New Listings                             | 176       | 91               | - 48.3%        | 2,513             | 1,878            | - 25.3%        |
| Pending Sales                            | 140       | 88               | - 37.1%        | 2,171             | 1,367            | - 37.0%        |
| Closed Sales                             | 122       | 85               | - 30.3%        | 2,217             | 1,398            | - 36.9%        |
| Days on Market Until Sale                | 12        | 41               | + 241.7%       | 13                | 20               | + 53.8%        |
| Median Sales Price*                      | \$817,500 | <b>\$807,800</b> | - 1.2%         | \$775,000         | <b>\$830,000</b> | + 7.1%         |
| Average Sales Price*                     | \$914,736 | <b>\$850,994</b> | - 7.0%         | \$819,822         | <b>\$883,394</b> | + 7.8%         |
| Percent of Original List Price Received* | 104.2%    | 97.1%            | - 6.8%         | 102.9%            | 100.4%           | - 2.4%         |
| Percent of List Price Received*          | 103.6%    | 98.3%            | - 5.1%         | 102.3%            | 101.1%           | - 1.2%         |
| Inventory of Homes for Sale              | 166       | 92               | - 44.6%        | --                | --               | --             |
| 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.

| Attached Single-Family                   | February  |                  |                | Rolling 12 Months |                  |                |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
|  | 2022      | 2023             | Percent Change | Thru 2-2022       | Thru 2-2023      | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |                   |                  |                |
| New Listings                             | 96        | 75               | - 21.9%        | 1,329             | 1,139            | - 14.3%        |
| Pending Sales                            | 82        | 59               | - 28.0%        | 1,198             | 880              | - 26.5%        |
| Closed Sales                             | 59        | 70               | + 18.6%        | 1,201             | 898              | - 25.2%        |
| Days on Market Until Sale                | 16        | 30               | + 87.5%        | 13                | 21               | + 61.5%        |
| Median Sales Price*                      | \$625,000 | <b>\$600,000</b> | - 4.0%         | \$540,000         | <b>\$610,000</b> | + 13.0%        |
| Average Sales Price*                     | \$603,333 | <b>\$598,263</b> | - 0.8%         | \$535,434         | <b>\$611,144</b> | + 14.1%        |
| Percent of Original List Price Received* | 106.0%    | 99.1%            | - 6.5%         | 103.2%            | 101.0%           | - 2.1%         |
| Percent of List Price Received*          | 103.5%    | 100.0%           | - 3.4%         | 102.5%            | 101.6%           | - 0.9%         |
| Inventory of Homes for Sale              | 74        | 78               | + 5.4%         | --                | --               | --             |
| 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

