

Local Market Update for March 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

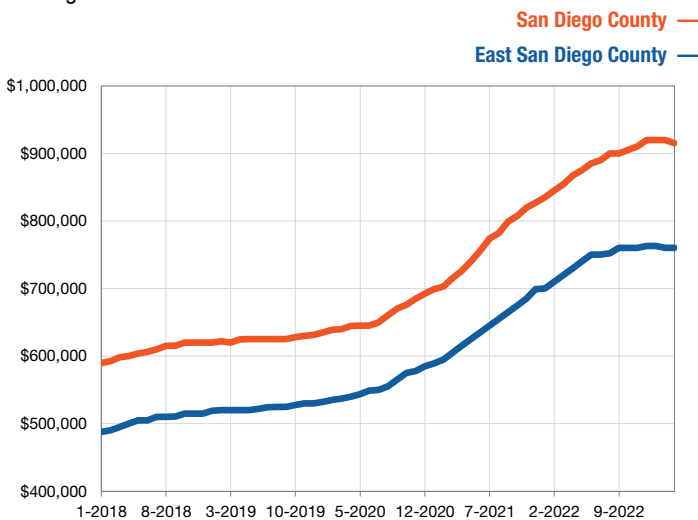
Detached Single-Family	March			Rolling 12 Months		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	542	291	- 46.3%	5,834	4,753	- 18.5%
Pending Sales	465	274	- 41.1%	5,017	3,425	- 31.7%
Closed Sales	414	261	- 37.0%	5,114	3,558	- 30.4%
Days on Market Until Sale	16	32	+ 100.0%	17	24	+ 41.2%
Median Sales Price*	\$775,000	\$769,250	- 0.7%	\$720,000	\$760,000	+ 5.6%
Average Sales Price*	\$813,890	\$825,428	+ 1.4%	\$749,603	\$813,277	+ 8.5%
Percent of Original List Price Received*	105.2%	98.9%	- 6.0%	102.1%	99.2%	- 2.8%
Percent of List Price Received*	104.1%	99.6%	- 4.3%	101.9%	100.4%	- 1.5%
Inventory of Homes for Sale	497	290	- 41.6%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--

* 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	March			Rolling 12 Months		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	115	96	- 16.5%	1,446	1,209	- 16.4%
Pending Sales	106	92	- 13.2%	1,310	1,015	- 22.5%
Closed Sales	137	90	- 34.3%	1,332	1,021	- 23.3%
Days on Market Until Sale	9	20	+ 122.2%	12	19	+ 58.3%
Median Sales Price*	\$480,000	\$501,450	+ 4.5%	\$440,000	\$490,000	+ 11.4%
Average Sales Price*	\$510,435	\$509,957	- 0.1%	\$450,365	\$504,968	+ 12.1%
Percent of Original List Price Received*	106.8%	101.2%	- 5.2%	103.7%	101.3%	- 2.3%
Percent of List Price Received*	105.6%	100.8%	- 4.5%	103.0%	101.5%	- 1.5%
Inventory of Homes for Sale	90	54	- 40.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

