

Local Market Update for March 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

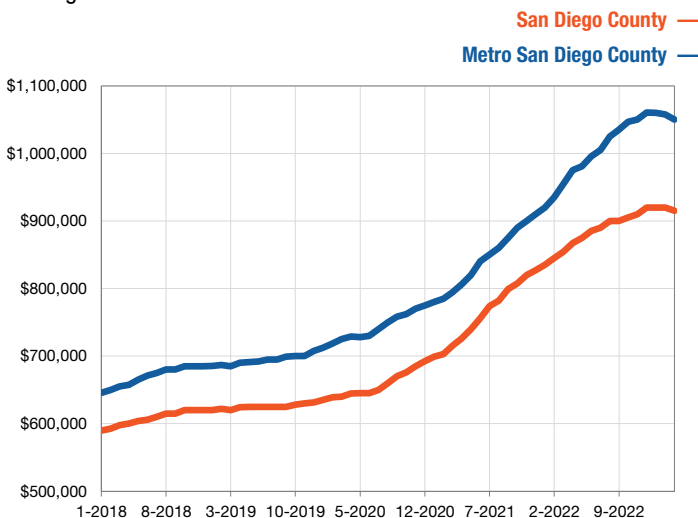
Detached Single-Family	March			Rolling 12 Months		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	647	377	- 41.7%	7,370	5,957	- 19.2%
Pending Sales	558	367	- 34.2%	6,190	4,153	- 32.9%
Closed Sales	528	358	- 32.2%	6,295	4,296	- 31.8%
Days on Market Until Sale	14	25	+ 78.6%	16	21	+ 31.3%
Median Sales Price*	\$1,121,535	\$1,030,000	- 8.2%	\$955,000	\$1,050,000	+ 9.9%
Average Sales Price*	\$1,592,283	\$1,447,893	- 9.1%	\$1,312,196	\$1,375,137	+ 4.8%
Percent of Original List Price Received*	106.7%	99.2%	- 7.0%	103.3%	99.6%	- 3.6%
Percent of List Price Received*	105.7%	100.0%	- 5.4%	102.8%	100.6%	- 2.1%
Inventory of Homes for Sale	470	360	- 23.4%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 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	March			Rolling 12 Months		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	551	363	- 34.1%	6,623	4,949	- 25.3%
Pending Sales	497	323	- 35.0%	5,988	3,746	- 37.4%
Closed Sales	467	310	- 33.6%	6,180	3,872	- 37.3%
Days on Market Until Sale	12	27	+ 125.0%	16	21	+ 31.3%
Median Sales Price*	\$685,000	\$667,950	- 2.5%	\$600,000	\$650,000	+ 8.3%
Average Sales Price*	\$822,012	\$794,746	- 3.3%	\$724,874	\$784,743	+ 8.3%
Percent of Original List Price Received*	107.1%	98.6%	- 7.9%	102.8%	100.6%	- 2.1%
Percent of List Price Received*	106.0%	99.6%	- 6.0%	102.5%	101.3%	- 1.2%
Inventory of Homes for Sale	411	330	- 19.7%	--	--	--
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

