

# Local Market Update for April 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

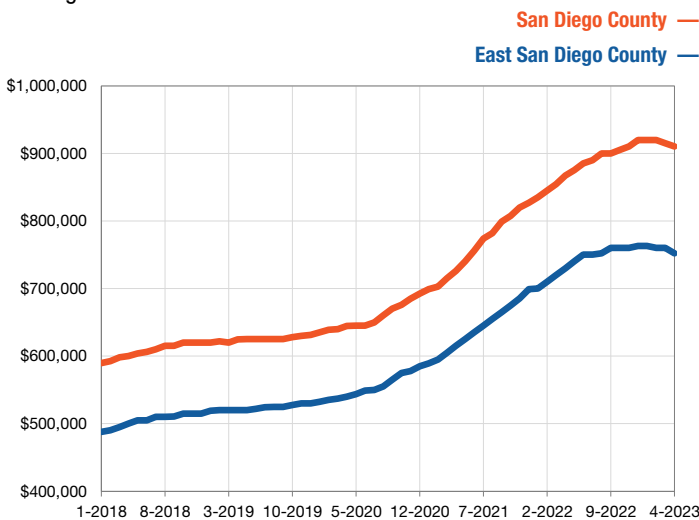
Detached Single-Family	April			Rolling 12 Months		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
<b>Key Metrics</b>						
New Listings	526	249	- 52.7%	5,818	4,503	- 22.6%
Pending Sales	363	279	- 23.1%	4,935	3,336	- 32.4%
Closed Sales	406	256	- 36.9%	5,059	3,419	- 32.4%
Days on Market Until Sale	14	26	+ 85.7%	17	25	+ 47.1%
Median Sales Price*	\$813,500	\$765,000	- 6.0%	\$730,000	\$752,000	+ 3.0%
Average Sales Price*	\$880,098	\$794,007	- 9.8%	\$762,776	\$803,221	+ 5.3%
Percent of Original List Price Received*	105.7%	99.5%	- 5.9%	102.3%	98.4%	- 3.8%
Percent of List Price Received*	104.5%	100.4%	- 3.9%	102.1%	99.9%	- 2.2%
Inventory of Homes for Sale	596	265	- 55.5%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--

\* 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	April			Rolling 12 Months		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
<b>Key Metrics</b>						
New Listings	124	79	- 36.3%	1,454	1,170	- 19.5%
Pending Sales	99	88	- 11.1%	1,294	1,003	- 22.5%
Closed Sales	104	80	- 23.1%	1,327	999	- 24.7%
Days on Market Until Sale	10	14	+ 40.0%	12	20	+ 66.7%
Median Sales Price*	\$477,500	\$488,000	+ 2.2%	\$445,000	\$490,000	+ 10.1%
Average Sales Price*	\$523,342	\$502,704	- 3.9%	\$459,521	\$503,012	+ 9.5%
Percent of Original List Price Received*	106.3%	102.9%	- 3.2%	103.8%	100.9%	- 2.8%
Percent of List Price Received*	104.0%	102.4%	- 1.5%	103.1%	101.3%	- 1.7%
Inventory of Homes for Sale	109	49	- 55.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--

\* 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

