

# Local Market Update for April 2023

Provided by the North San Diego County REALTORS®.

## 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

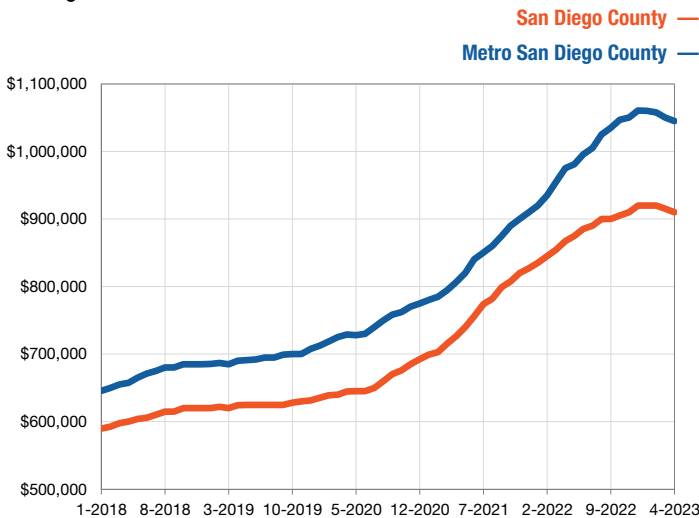
Detached Single-Family	April			Rolling 12 Months		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
<b>Key Metrics</b>						
New Listings	624	379	- 39.3%	7,281	5,751	- 21.0%
Pending Sales	424	340	- 19.8%	6,078	4,064	- 33.1%
Closed Sales	521	317	- 39.2%	6,235	4,101	- 34.2%
Days on Market Until Sale	12	24	+ 100.0%	16	22	+ 37.5%
Median Sales Price*	\$1,125,000	\$1,085,000	- 3.6%	\$975,000	\$1,045,000	+ 7.2%
Average Sales Price*	\$1,486,593	\$1,538,459	+ 3.5%	\$1,335,611	\$1,373,221	+ 2.8%
Percent of Original List Price Received*	107.1%	99.9%	- 6.7%	103.5%	98.7%	- 4.6%
Percent of List Price Received*	105.9%	100.4%	- 5.2%	103.0%	100.0%	- 2.9%
Inventory of Homes for Sale	597	369	- 38.2%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--

\* 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	517	311	- 39.8%	6,450	4,779	- 25.9%
Pending Sales	446	322	- 27.8%	5,856	3,619	- 38.2%
Closed Sales	460	282	- 38.7%	6,032	3,703	- 38.6%
Days on Market Until Sale	12	21	+ 75.0%	16	22	+ 37.5%
Median Sales Price*	\$675,000	\$655,000	- 3.0%	\$610,000	\$650,000	+ 6.6%
Average Sales Price*	\$822,905	\$807,785	- 1.8%	\$738,639	\$781,271	+ 5.8%
Percent of Original List Price Received*	107.2%	100.4%	- 6.3%	103.2%	99.8%	- 3.3%
Percent of List Price Received*	106.0%	100.8%	- 4.9%	102.8%	100.7%	- 2.0%
Inventory of Homes for Sale	445	305	- 31.5%	--	--	--
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.

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



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

