

Local Market Update for April 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

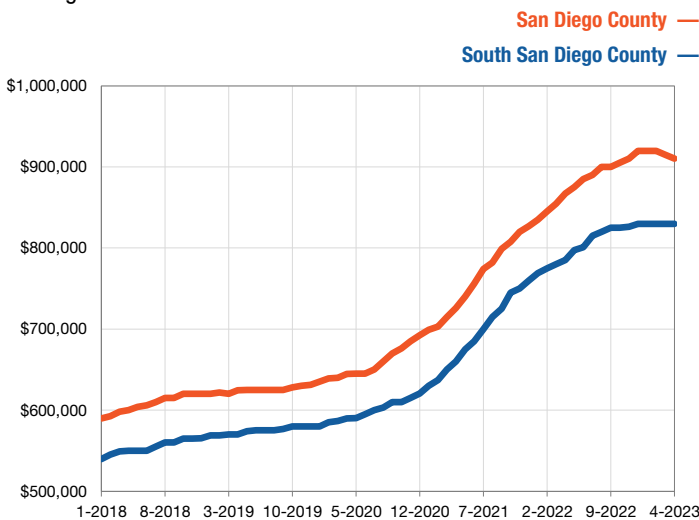
Detached Single-Family	April			Rolling 12 Months		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	217	105	- 51.6%	2,441	1,716	- 29.7%
Pending Sales	159	114	- 28.3%	2,077	1,276	- 38.6%
Closed Sales	148	90	- 39.2%	2,151	1,290	- 40.0%
Days on Market Until Sale	13	20	+ 53.8%	13	23	+ 76.9%
Median Sales Price*	\$845,000	\$849,950	+ 0.6%	\$785,000	\$830,000	+ 5.7%
Average Sales Price*	\$889,248	\$874,260	- 1.7%	\$837,004	\$884,973	+ 5.7%
Percent of Original List Price Received*	105.2%	100.5%	- 4.5%	103.1%	99.1%	- 3.9%
Percent of List Price Received*	104.0%	101.0%	- 2.9%	102.5%	100.3%	- 2.1%
Inventory of Homes for Sale	218	94	- 56.9%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--

* 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
Key Metrics						
New Listings	102	45	- 55.9%	1,310	1,060	- 19.1%
Pending Sales	90	56	- 37.8%	1,167	844	- 27.7%
Closed Sales	79	70	- 11.4%	1,169	856	- 26.8%
Days on Market Until Sale	18	23	+ 27.8%	14	24	+ 71.4%
Median Sales Price*	\$640,000	\$605,500	- 5.4%	\$560,000	\$609,000	+ 8.7%
Average Sales Price*	\$632,855	\$609,204	- 3.7%	\$556,841	\$608,336	+ 9.2%
Percent of Original List Price Received*	106.4%	100.5%	- 5.5%	103.6%	99.8%	- 3.7%
Percent of List Price Received*	105.4%	100.8%	- 4.4%	102.7%	100.8%	- 1.9%
Inventory of Homes for Sale	91	44	- 51.6%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

* 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.

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



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

