

Local Market Update for May 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

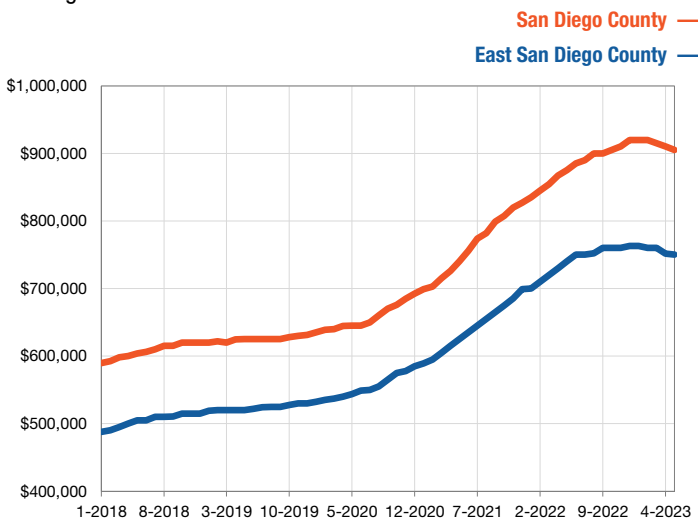
Detached Single-Family	May			Rolling 12 Months		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	574	283	- 50.7%	5,860	4,240	- 27.6%
Pending Sales	402	274	- 31.8%	4,892	3,194	- 34.7%
Closed Sales	386	266	- 31.1%	4,997	3,302	- 33.9%
Days on Market Until Sale	13	23	+ 76.9%	17	26	+ 52.9%
Median Sales Price*	\$820,000	\$775,000	- 5.5%	\$740,000	\$750,000	+ 1.4%
Average Sales Price*	\$850,541	\$818,228	- 3.8%	\$772,814	\$798,571	+ 3.3%
Percent of Original List Price Received*	103.2%	102.0%	- 1.2%	102.3%	98.2%	- 4.0%
Percent of List Price Received*	103.0%	101.9%	- 1.1%	102.1%	99.7%	- 2.4%
Inventory of Homes for Sale	687	266	- 61.3%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--

* 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	May			Rolling 12 Months		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	139	102	- 26.6%	1,461	1,145	- 21.6%
Pending Sales	117	104	- 11.1%	1,303	987	- 24.3%
Closed Sales	98	91	- 7.1%	1,311	995	- 24.1%
Days on Market Until Sale	10	11	+ 10.0%	12	20	+ 66.7%
Median Sales Price*	\$482,500	\$520,000	+ 7.8%	\$450,000	\$491,250	+ 9.2%
Average Sales Price*	\$498,576	\$522,868	+ 4.9%	\$465,839	\$505,276	+ 8.5%
Percent of Original List Price Received*	106.8%	102.6%	- 3.9%	104.0%	100.5%	- 3.4%
Percent of List Price Received*	104.5%	102.4%	- 2.0%	103.1%	101.1%	- 1.9%
Inventory of Homes for Sale	115	50	- 56.5%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--

* 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

