

# Local Market Update for May 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

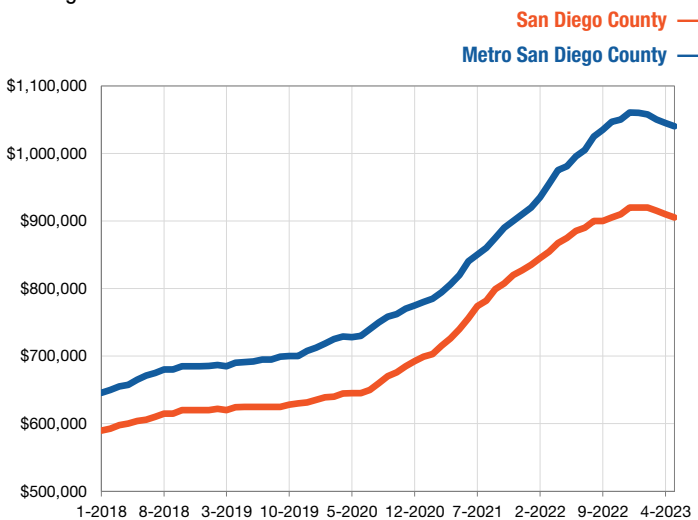
Detached Single-Family	May			Rolling 12 Months		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
<b>Key Metrics</b>						
New Listings	636	<b>390</b>	- 38.7%	7,156	<b>5,545</b>	- 22.5%
Pending Sales	476	<b>340</b>	- 28.6%	5,928	<b>3,930</b>	- 33.7%
Closed Sales	441	<b>345</b>	- 21.8%	6,137	<b>4,016</b>	- 34.6%
Days on Market Until Sale	12	<b>18</b>	+ 50.0%	15	<b>23</b>	+ 53.3%
Median Sales Price*	\$1,130,000	<b>\$1,080,000</b>	- 4.4%	\$980,638	<b>\$1,040,000</b>	+ 6.1%
Average Sales Price*	\$1,490,516	<b>\$1,472,703</b>	- 1.2%	\$1,348,460	<b>\$1,368,091</b>	+ 1.5%
Percent of Original List Price Received*	105.1%	<b>101.6%</b>	- 3.3%	103.5%	<b>98.2%</b>	- 5.1%
Percent of List Price Received*	104.5%	<b>101.5%</b>	- 2.9%	103.1%	<b>99.6%</b>	- 3.4%
Inventory of Homes for Sale	655	<b>377</b>	- 42.4%	--	--	--
Months Supply of Inventory	1.3	<b>1.2</b>	- 7.7%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	566	<b>377</b>	- 33.4%	6,342	<b>4,610</b>	- 27.3%
Pending Sales	420	<b>308</b>	- 26.7%	5,702	<b>3,501</b>	- 38.6%
Closed Sales	495	<b>336</b>	- 32.1%	5,949	<b>3,553</b>	- 40.3%
Days on Market Until Sale	11	<b>16</b>	+ 45.5%	15	<b>23</b>	+ 53.3%
Median Sales Price*	\$705,000	<b>\$670,000</b>	- 5.0%	\$625,000	<b>\$641,500</b>	+ 2.6%
Average Sales Price*	\$865,860	<b>\$820,104</b>	- 5.3%	\$754,814	<b>\$773,140</b>	+ 2.4%
Percent of Original List Price Received*	105.7%	<b>101.4%</b>	- 4.1%	103.5%	<b>99.1%</b>	- 4.3%
Percent of List Price Received*	104.7%	<b>101.5%</b>	- 3.1%	103.0%	<b>100.2%</b>	- 2.7%
Inventory of Homes for Sale	526	<b>335</b>	- 36.3%	--	--	--
Months Supply of Inventory	1.1	<b>1.1</b>	0.0%	--	--	--

\* 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

