

Local Market Update for May 2023

Provided by the North San Diego County REALTORS®.

South San Diego County

ZIP Codes: 91902, 91910, 91911, 91913, 91914, 91915, 91932, 91950, 92154, 92173

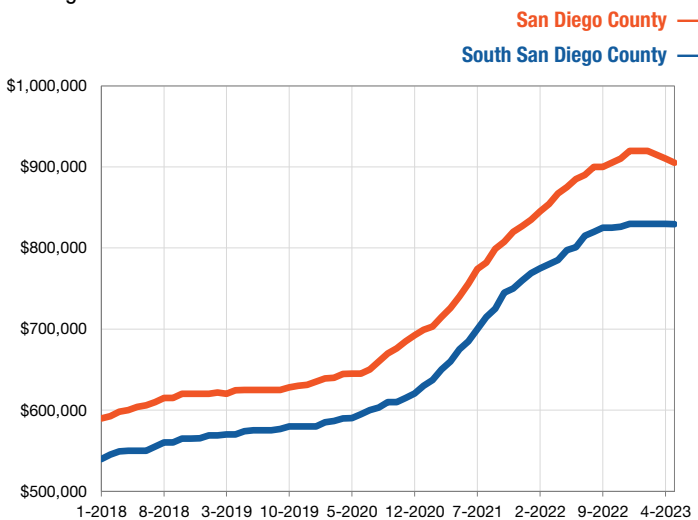
Detached Single-Family	May			Rolling 12 Months		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	211	94	- 55.5%	2,411	1,609	- 33.3%
Pending Sales	127	100	- 21.3%	1,991	1,245	- 37.5%
Closed Sales	152	117	- 23.0%	2,084	1,259	- 39.6%
Days on Market Until Sale	9	16	+ 77.8%	13	24	+ 84.6%
Median Sales Price*	\$867,500	\$880,000	+ 1.4%	\$797,250	\$829,494	+ 4.0%
Average Sales Price*	\$953,638	\$898,751	- 5.8%	\$849,005	\$877,549	+ 3.4%
Percent of Original List Price Received*	103.5%	101.3%	- 2.1%	103.0%	98.8%	- 4.1%
Percent of List Price Received*	103.0%	100.6%	- 2.3%	102.4%	100.0%	- 2.3%
Inventory of Homes for Sale	274	90	- 67.2%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--

* 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.

Attached Single-Family	May			Rolling 12 Months		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	138	83	- 39.9%	1,284	1,011	- 21.3%
Pending Sales	76	70	- 7.9%	1,136	835	- 26.5%
Closed Sales	88	63	- 28.4%	1,181	833	- 29.5%
Days on Market Until Sale	11	16	+ 45.5%	14	24	+ 71.4%
Median Sales Price*	\$616,000	\$622,500	+ 1.1%	\$570,000	\$609,900	+ 7.0%
Average Sales Price*	\$632,365	\$610,004	- 3.5%	\$565,853	\$606,039	+ 7.1%
Percent of Original List Price Received*	104.5%	101.4%	- 3.0%	103.6%	99.4%	- 4.1%
Percent of List Price Received*	103.5%	101.5%	- 1.9%	102.7%	100.6%	- 2.0%
Inventory of Homes for Sale	127	55	- 56.7%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--

* 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

