

Local Market Update for June 2023

Provided by the North San Diego County REALTORS®.

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

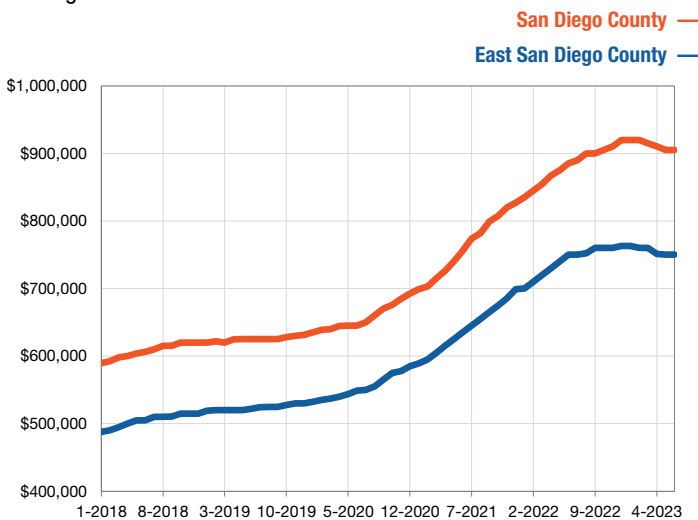
Detached Single-Family	June			Rolling 12 Months		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	575	290	- 49.6%	5,858	3,988	- 31.9%
Pending Sales	288	265	- 8.0%	4,708	3,162	- 32.8%
Closed Sales	393	256	- 34.9%	4,909	3,176	- 35.3%
Days on Market Until Sale	15	19	+ 26.7%	17	27	+ 58.8%
Median Sales Price*	\$800,000	\$797,000	- 0.4%	\$750,000	\$750,000	0.0%
Average Sales Price*	\$847,410	\$850,772	+ 0.4%	\$781,801	\$796,392	+ 1.9%
Percent of Original List Price Received*	100.8%	102.5%	+ 1.7%	102.0%	98.2%	- 3.7%
Percent of List Price Received*	101.0%	102.3%	+ 1.3%	102.0%	99.8%	- 2.2%
Inventory of Homes for Sale	876	282	- 67.8%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--

* 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.

Attached Single-Family	June			Rolling 12 Months		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	160	76	- 52.5%	1,484	1,074	- 27.6%
Pending Sales	88	73	- 17.0%	1,275	969	- 24.0%
Closed Sales	114	87	- 23.7%	1,315	971	- 26.2%
Days on Market Until Sale	9	14	+ 55.6%	12	21	+ 75.0%
Median Sales Price*	\$505,000	\$547,950	+ 8.5%	\$455,000	\$495,000	+ 8.8%
Average Sales Price*	\$525,551	\$546,779	+ 4.0%	\$473,981	\$506,211	+ 6.8%
Percent of Original List Price Received*	103.7%	103.5%	- 0.2%	103.9%	100.4%	- 3.4%
Percent of List Price Received*	103.2%	103.2%	0.0%	103.2%	101.1%	- 2.0%
Inventory of Homes for Sale	168	60	- 64.3%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--

* 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

