

# Local Market Update for July 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

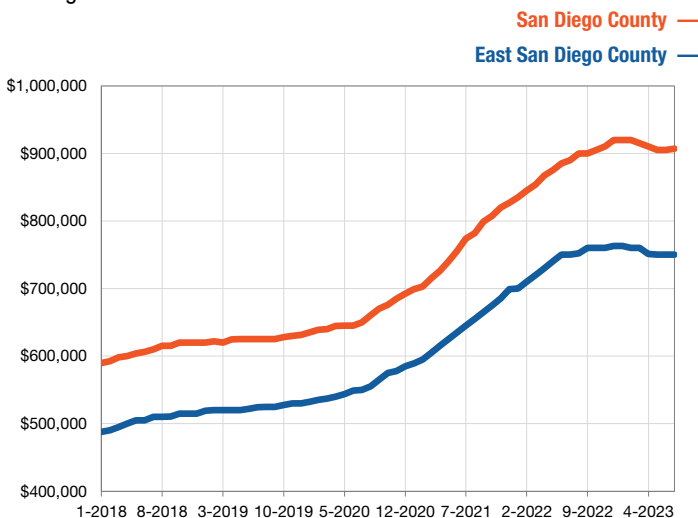
Detached Single-Family	July			Rolling 12 Months		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
<b>Key Metrics</b>						
New Listings	512	286	- 44.1%	5,783	3,804	- 34.2%
Pending Sales	304	273	- 10.2%	4,561	3,121	- 31.6%
Closed Sales	280	232	- 17.1%	4,723	3,139	- 33.5%
Days on Market Until Sale	19	19	0.0%	17	27	+ 58.8%
Median Sales Price*	\$765,000	\$809,000	+ 5.8%	\$750,000	\$750,000	0.0%
Average Sales Price*	\$800,671	\$850,661	+ 6.2%	\$786,352	\$799,756	+ 1.7%
Percent of Original List Price Received*	98.8%	101.2%	+ 2.4%	101.8%	98.4%	- 3.3%
Percent of List Price Received*	100.2%	101.6%	+ 1.4%	101.9%	99.9%	- 2.0%
Inventory of Homes for Sale	933	292	- 68.7%	--	--	--
Months Supply of Inventory	2.5	1.1	- 56.0%	--	--	--

\* 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	July			Rolling 12 Months		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
<b>Key Metrics</b>						
New Listings	130	78	- 40.0%	1,466	1,038	- 29.2%
Pending Sales	100	82	- 18.0%	1,254	950	- 24.2%
Closed Sales	85	76	- 10.6%	1,280	965	- 24.6%
Days on Market Until Sale	10	14	+ 40.0%	12	21	+ 75.0%
Median Sales Price*	\$500,000	\$522,000	+ 4.4%	\$465,000	\$499,000	+ 7.3%
Average Sales Price*	\$516,637	\$525,292	+ 1.7%	\$481,504	\$506,777	+ 5.2%
Percent of Original List Price Received*	102.4%	102.0%	- 0.4%	103.8%	100.3%	- 3.4%
Percent of List Price Received*	102.0%	101.9%	- 0.1%	103.1%	101.0%	- 2.0%
Inventory of Homes for Sale	181	58	- 68.0%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--

\* 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.

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



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

