

Local Market Update for July 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

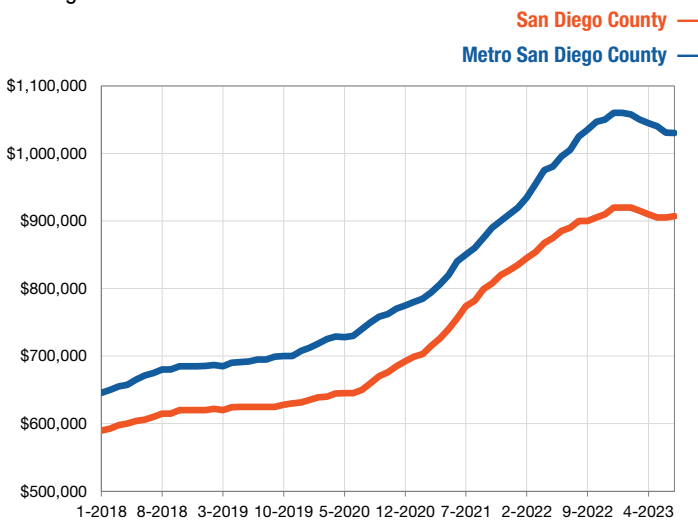
Detached Single-Family	July			Rolling 12 Months		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	669	390	- 41.7%	7,038	5,057	- 28.1%
Pending Sales	386	340	- 11.9%	5,524	3,888	- 29.6%
Closed Sales	337	322	- 4.5%	5,687	3,912	- 31.2%
Days on Market Until Sale	16	15	- 6.3%	16	23	+ 43.8%
Median Sales Price*	\$1,090,000	\$1,067,500	- 2.1%	\$1,005,000	\$1,030,000	+ 2.5%
Average Sales Price*	\$1,384,915	\$1,374,438	- 0.8%	\$1,373,188	\$1,364,730	- 0.6%
Percent of Original List Price Received*	99.6%	101.4%	+ 1.8%	103.2%	98.1%	- 4.9%
Percent of List Price Received*	100.5%	101.5%	+ 1.0%	102.9%	99.6%	- 3.2%
Inventory of Homes for Sale	998	423	- 57.6%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--

* 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
Key Metrics						
New Listings	559	394	- 29.5%	6,090	4,258	- 30.1%
Pending Sales	338	359	+ 6.2%	5,209	3,462	- 33.5%
Closed Sales	357	311	- 12.9%	5,462	3,427	- 37.3%
Days on Market Until Sale	15	19	+ 26.7%	15	24	+ 60.0%
Median Sales Price*	\$640,000	\$682,222	+ 6.6%	\$635,000	\$645,000	+ 1.6%
Average Sales Price*	\$780,787	\$841,967	+ 7.8%	\$772,787	\$780,284	+ 1.0%
Percent of Original List Price Received*	100.1%	100.8%	+ 0.7%	103.4%	98.8%	- 4.4%
Percent of List Price Received*	100.7%	101.3%	+ 0.6%	103.1%	100.0%	- 3.0%
Inventory of Homes for Sale	783	354	- 54.8%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--

* 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

