

Local Market Update for July 2023

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

South San Diego County

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

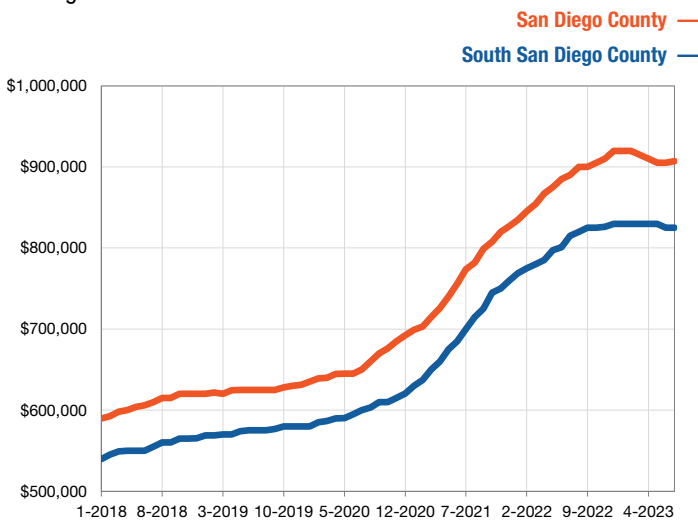
Detached Single-Family	July			Rolling 12 Months		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	211	132	- 37.4%	2,303	1,483	- 35.6%
Pending Sales	113	111	- 1.8%	1,826	1,216	- 33.4%
Closed Sales	111	97	- 12.6%	1,909	1,221	- 36.0%
Days on Market Until Sale	16	13	- 18.8%	14	24	+ 71.4%
Median Sales Price*	\$850,000	\$860,000	+ 1.2%	\$815,000	\$825,000	+ 1.2%
Average Sales Price*	\$897,858	\$920,217	+ 2.5%	\$868,475	\$870,728	+ 0.3%
Percent of Original List Price Received*	99.2%	101.8%	+ 2.6%	102.5%	98.8%	- 3.6%
Percent of List Price Received*	100.5%	101.7%	+ 1.2%	102.2%	99.9%	- 2.3%
Inventory of Homes for Sale	364	126	- 65.4%	--	--	--
Months Supply of Inventory	2.4	1.2	- 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	July			Rolling 12 Months		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	121	57	- 52.9%	1,276	881	- 31.0%
Pending Sales	82	63	- 23.2%	1,047	801	- 23.5%
Closed Sales	82	67	- 18.3%	1,083	813	- 24.9%
Days on Market Until Sale	15	12	- 20.0%	15	25	+ 66.7%
Median Sales Price*	\$653,500	\$635,000	- 2.8%	\$585,000	\$611,000	+ 4.4%
Average Sales Price*	\$663,109	\$658,052	- 0.8%	\$586,632	\$608,437	+ 3.7%
Percent of Original List Price Received*	99.7%	102.1%	+ 2.4%	103.1%	99.5%	- 3.5%
Percent of List Price Received*	100.7%	101.2%	+ 0.5%	102.4%	100.5%	- 1.9%
Inventory of Homes for Sale	192	52	- 72.9%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--

* 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

