

Local Market Update for August 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

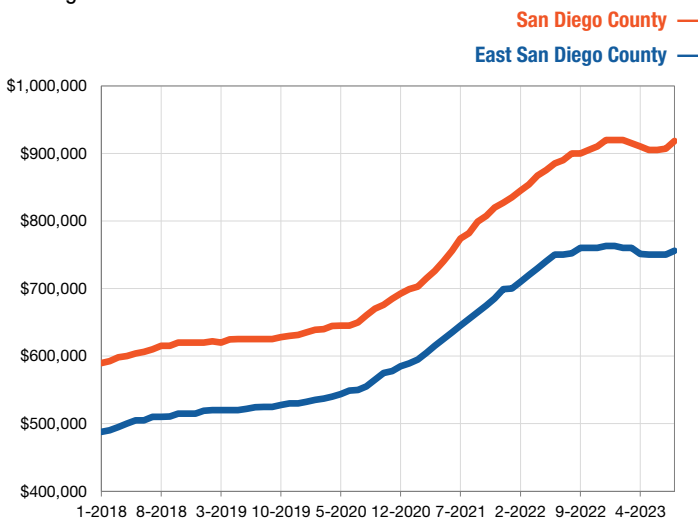
Detached Single-Family	August			Rolling 12 Months		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
Key Metrics						
New Listings	473	278	- 41.2%	5,730	3,643	- 36.4%
Pending Sales	323	240	- 25.7%	4,454	3,030	- 32.0%
Closed Sales	343	256	- 25.4%	4,631	3,062	- 33.9%
Days on Market Until Sale	20	24	+ 20.0%	18	27	+ 50.0%
Median Sales Price*	\$750,000	\$824,000	+ 9.9%	\$752,000	\$756,000	+ 0.5%
Average Sales Price*	\$796,573	\$882,576	+ 10.8%	\$792,160	\$806,857	+ 1.9%
Percent of Original List Price Received*	97.0%	101.2%	+ 4.3%	101.5%	98.8%	- 2.7%
Percent of List Price Received*	99.1%	101.5%	+ 2.4%	101.7%	100.1%	- 1.6%
Inventory of Homes for Sale	910	311	- 65.8%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--

* 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	August			Rolling 12 Months		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
Key Metrics						
New Listings	111	82	- 26.1%	1,437	1,019	- 29.1%
Pending Sales	110	81	- 26.4%	1,235	919	- 25.6%
Closed Sales	117	82	- 29.9%	1,271	933	- 26.6%
Days on Market Until Sale	18	14	- 22.2%	12	21	+ 75.0%
Median Sales Price*	\$500,000	\$540,000	+ 8.0%	\$469,000	\$501,000	+ 6.8%
Average Sales Price*	\$501,569	\$558,846	+ 11.4%	\$485,817	\$512,221	+ 5.4%
Percent of Original List Price Received*	100.0%	102.3%	+ 2.3%	103.6%	100.6%	- 2.9%
Percent of List Price Received*	101.1%	101.5%	+ 0.4%	103.0%	101.1%	- 1.8%
Inventory of Homes for Sale	165	64	- 61.2%	--	--	--
Months Supply of Inventory	1.6	0.8	- 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.

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



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

