

Local Market Update for August 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

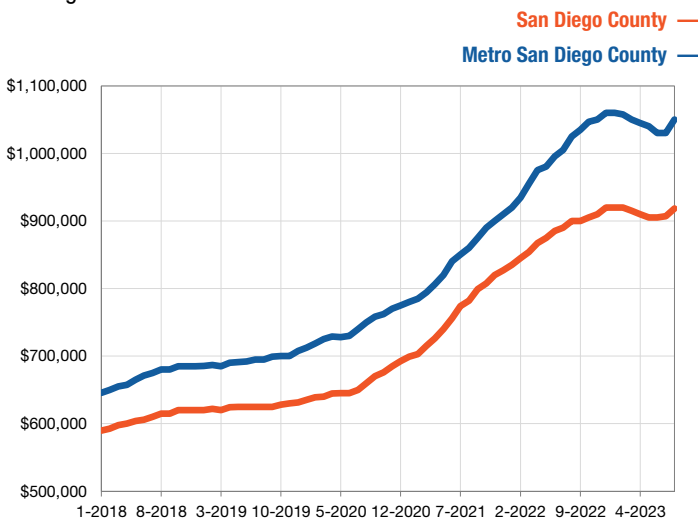
Detached Single-Family	August			Rolling 12 Months		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
Key Metrics						
New Listings	544	415	- 23.7%	6,892	4,954	- 28.1%
Pending Sales	424	321	- 24.3%	5,333	3,766	- 29.4%
Closed Sales	423	329	- 22.2%	5,520	3,831	- 30.6%
Days on Market Until Sale	20	18	- 10.0%	16	23	+ 43.8%
Median Sales Price*	\$1,028,500	\$1,200,000	+ 16.7%	\$1,025,000	\$1,050,000	+ 2.4%
Average Sales Price*	\$1,307,685	\$1,516,627	+ 16.0%	\$1,383,546	\$1,384,817	+ 0.1%
Percent of Original List Price Received*	96.9%	100.5%	+ 3.7%	102.8%	98.5%	- 4.2%
Percent of List Price Received*	98.9%	101.2%	+ 2.3%	102.7%	99.8%	- 2.8%
Inventory of Homes for Sale	898	463	- 48.4%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--

* 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	447	419	- 6.3%	5,934	4,254	- 28.3%
Pending Sales	380	301	- 20.8%	4,988	3,372	- 32.4%
Closed Sales	366	327	- 10.7%	5,249	3,401	- 35.2%
Days on Market Until Sale	21	17	- 19.0%	15	24	+ 60.0%
Median Sales Price*	\$650,000	\$710,000	+ 9.2%	\$645,000	\$650,000	+ 0.8%
Average Sales Price*	\$752,709	\$889,668	+ 18.2%	\$782,291	\$793,408	+ 1.4%
Percent of Original List Price Received*	98.3%	100.4%	+ 2.1%	103.3%	99.0%	- 4.2%
Percent of List Price Received*	99.9%	100.6%	+ 0.7%	103.0%	100.1%	- 2.8%
Inventory of Homes for Sale	713	433	- 39.3%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

* 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

