

Local Market Update for August 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

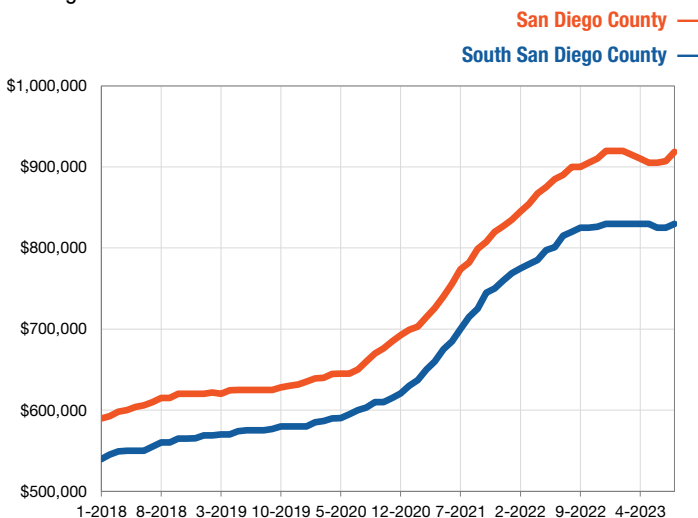
Detached Single-Family	August			Rolling 12 Months		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
Key Metrics						
New Listings	195	111	- 43.1%	2,265	1,402	- 38.1%
Pending Sales	142	91	- 35.9%	1,739	1,163	- 33.1%
Closed Sales	139	107	- 23.0%	1,840	1,192	- 35.2%
Days on Market Until Sale	18	18	0.0%	14	24	+ 71.4%
Median Sales Price*	\$808,000	\$875,000	+ 8.3%	\$820,000	\$830,000	+ 1.2%
Average Sales Price*	\$887,334	\$923,821	+ 4.1%	\$878,180	\$873,638	- 0.5%
Percent of Original List Price Received*	97.7%	101.0%	+ 3.4%	102.2%	99.2%	- 2.9%
Percent of List Price Received*	99.3%	101.3%	+ 2.0%	102.1%	100.1%	- 2.0%
Inventory of Homes for Sale	365	131	- 64.1%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--

* 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	94	76	- 19.1%	1,249	864	- 30.8%
Pending Sales	93	60	- 35.5%	1,035	762	- 26.4%
Closed Sales	91	61	- 33.0%	1,056	786	- 25.6%
Days on Market Until Sale	17	17	0.0%	15	25	+ 66.7%
Median Sales Price*	\$605,000	\$640,000	+ 5.8%	\$590,000	\$615,000	+ 4.2%
Average Sales Price*	\$601,128	\$649,656	+ 8.1%	\$592,533	\$612,130	+ 3.3%
Percent of Original List Price Received*	99.4%	100.9%	+ 1.5%	102.8%	99.6%	- 3.1%
Percent of List Price Received*	100.7%	101.3%	+ 0.6%	102.4%	100.5%	- 1.9%
Inventory of Homes for Sale	172	64	- 62.8%	--	--	--
Months Supply of Inventory	2.0	1.0	- 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

