

Local Market Update for October 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

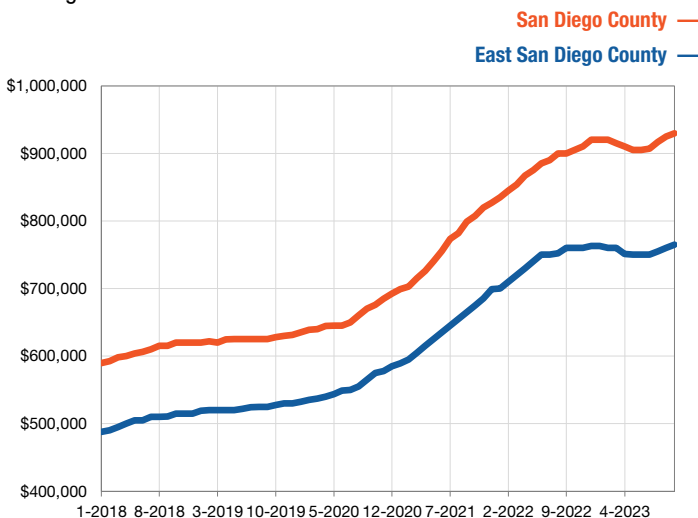
| Detached Single-Family | October | | | Rolling 12 Months | | |
|--|-----------|-----------|----------------|-------------------|--------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 10-2022 | Thru 10-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 388 | 275 | - 29.1% | 5,557 | 3,440 | - 38.1% |
| Pending Sales | 258 | 214 | - 17.1% | 4,110 | 2,907 | - 29.3% |
| Closed Sales | 279 | 236 | - 15.4% | 4,339 | 2,935 | - 32.4% |
| Days on Market Until Sale | 31 | 19 | - 38.7% | 19 | 25 | + 31.6% |
| Median Sales Price* | \$735,000 | \$805,000 | + 9.5% | \$760,000 | \$765,000 | + 0.7% |
| Average Sales Price* | \$749,671 | \$859,228 | + 14.6% | \$803,299 | \$813,045 | + 1.2% |
| Percent of Original List Price Received* | 96.2% | 99.5% | + 3.4% | 101.0% | 99.4% | - 1.6% |
| Percent of List Price Received* | 98.9% | 100.2% | + 1.3% | 101.5% | 100.4% | - 1.1% |
| Inventory of Homes for Sale | 887 | 351 | - 60.4% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 1.4 | - 46.2% | -- | -- | -- |

* 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 | October | | | Rolling 12 Months | | |
|--|-----------|-----------|----------------|-------------------|--------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 10-2022 | Thru 10-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 89 | 88 | - 1.1% | 1,374 | 1,020 | - 25.8% |
| Pending Sales | 72 | 58 | - 19.4% | 1,141 | 892 | - 21.8% |
| Closed Sales | 71 | 54 | - 23.9% | 1,199 | 898 | - 25.1% |
| Days on Market Until Sale | 22 | 12 | - 45.5% | 13 | 20 | + 53.8% |
| Median Sales Price* | \$450,000 | \$492,500 | + 9.4% | \$475,000 | \$515,000 | + 8.4% |
| Average Sales Price* | \$474,622 | \$525,602 | + 10.7% | \$492,843 | \$522,806 | + 6.1% |
| Percent of Original List Price Received* | 99.1% | 101.2% | + 2.1% | 103.3% | 101.0% | - 2.2% |
| Percent of List Price Received* | 100.6% | 101.5% | + 0.9% | 102.8% | 101.3% | - 1.5% |
| Inventory of Homes for Sale | 156 | 99 | - 36.5% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.3 | - 18.8% | -- | -- | -- |

* 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

