

Local Market Update for October 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

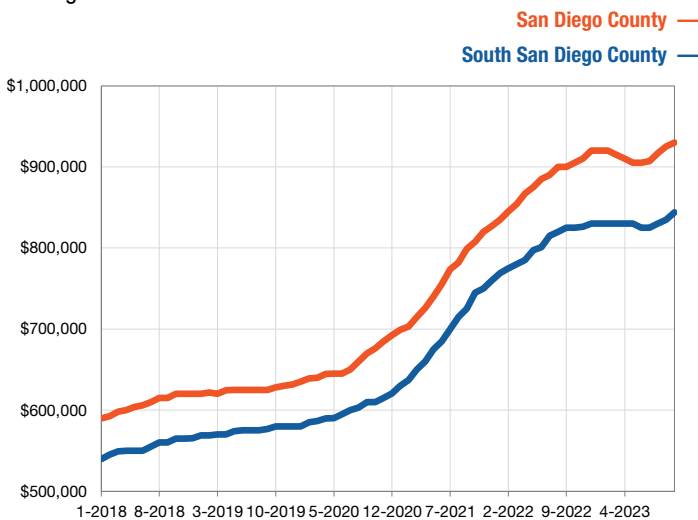
Detached Single-Family	October			Rolling 12 Months		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	144	113	- 21.5%	2,133	1,366	- 36.0%
Pending Sales	85	77	- 9.4%	1,557	1,138	- 26.9%
Closed Sales	92	96	+ 4.3%	1,667	1,146	- 31.3%
Days on Market Until Sale	26	27	+ 3.8%	15	24	+ 60.0%
Median Sales Price*	\$763,500	\$855,000	+ 12.0%	\$825,000	\$844,000	+ 2.3%
Average Sales Price*	\$834,202	\$899,102	+ 7.8%	\$884,310	\$879,830	- 0.5%
Percent of Original List Price Received*	98.1%	98.8%	+ 0.7%	101.8%	99.4%	- 2.4%
Percent of List Price Received*	100.4%	99.8%	- 0.6%	101.9%	100.1%	- 1.8%
Inventory of Homes for Sale	319	137	- 57.1%	--	--	--
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	October			Rolling 12 Months		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	67	61	- 9.0%	1,194	857	- 28.2%
Pending Sales	60	65	+ 8.3%	950	738	- 22.3%
Closed Sales	59	55	- 6.8%	983	749	- 23.8%
Days on Market Until Sale	29	17	- 41.4%	16	24	+ 50.0%
Median Sales Price*	\$590,000	\$630,000	+ 6.8%	\$600,000	\$619,200	+ 3.2%
Average Sales Price*	\$585,215	\$621,371	+ 6.2%	\$594,952	\$621,925	+ 4.5%
Percent of Original List Price Received*	98.3%	101.0%	+ 2.7%	102.5%	100.0%	- 2.4%
Percent of List Price Received*	100.2%	101.0%	+ 0.8%	102.3%	100.6%	- 1.7%
Inventory of Homes for Sale	162	94	- 42.0%	--	--	--
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.

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



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

