

# Local Market Update for November 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

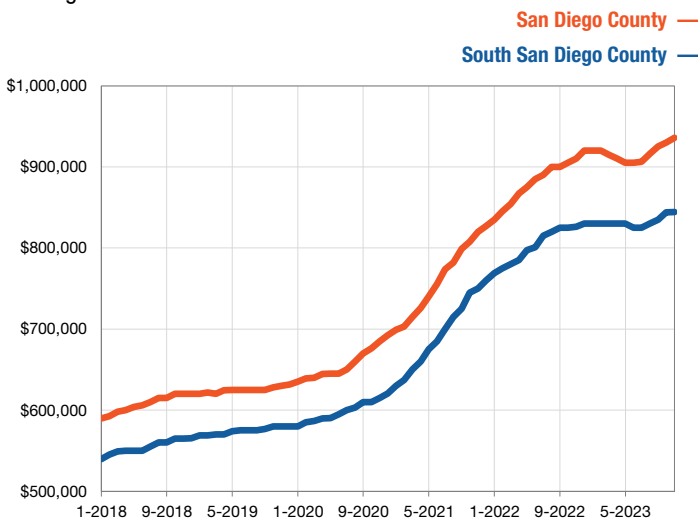
| Detached Single-Family                   | November  |                  |                | Rolling 12 Months |                  |                |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
|  | 2022      | 2023             | Percent Change | Thru 11-2022      | Thru 11-2023     | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |                   |                  |                |
| New Listings                             | 109       | <b>86</b>        | - 21.1%        | 2,078             | <b>1,353</b>     | - 34.9%        |
| Pending Sales                            | 98        | <b>83</b>        | - 15.3%        | 1,495             | <b>1,120</b>     | - 25.1%        |
| Closed Sales                             | 83        | <b>70</b>        | - 15.7%        | 1,567             | <b>1,135</b>     | - 27.6%        |
| Days on Market Until Sale                | 25        | <b>22</b>        | - 12.0%        | 16                | <b>24</b>        | + 50.0%        |
| Median Sales Price*                      | \$815,000 | <b>\$812,500</b> | - 0.3%         | \$826,000         | <b>\$844,500</b> | + 2.2%         |
| Average Sales Price*                     | \$849,248 | <b>\$901,841</b> | + 6.2%         | \$889,358         | <b>\$883,343</b> | - 0.7%         |
| Percent of Original List Price Received* | 96.6%     | <b>99.7%</b>     | + 3.2%         | 101.6%            | <b>99.7%</b>     | - 1.9%         |
| Percent of List Price Received*          | 99.3%     | <b>100.0%</b>    | + 0.7%         | 101.8%            | <b>100.2%</b>    | - 1.6%         |
| Inventory of Homes for Sale              | 283       | <b>122</b>       | - 56.9%        | --                | --               | --             |
| Months Supply of Inventory               | 2.3       | <b>1.3</b>       | - 43.5%        | --                | --               | --             |

\* 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                   | November  |                  |                | Rolling 12 Months |                  |                |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
|  | 2022      | 2023             | Percent Change | Thru 11-2022      | Thru 11-2023     | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |                   |                  |                |
| New Listings                             | 70        | <b>56</b>        | - 20.0%        | 1,190             | <b>848</b>       | - 28.7%        |
| Pending Sales                            | 48        | <b>51</b>        | + 6.3%         | 916               | <b>738</b>       | - 19.4%        |
| Closed Sales                             | 63        | <b>45</b>        | - 28.6%        | 956               | <b>732</b>       | - 23.4%        |
| Days on Market Until Sale                | 38        | <b>21</b>        | - 44.7%        | 18                | <b>22</b>        | + 22.2%        |
| Median Sales Price*                      | \$615,000 | <b>\$635,000</b> | + 3.3%         | \$605,000         | <b>\$620,000</b> | + 2.5%         |
| Average Sales Price*                     | \$622,725 | <b>\$602,513</b> | - 3.2%         | \$603,287         | <b>\$620,562</b> | + 2.9%         |
| Percent of Original List Price Received* | 96.7%     | <b>99.9%</b>     | + 3.3%         | 102.1%            | <b>100.3%</b>    | - 1.8%         |
| Percent of List Price Received*          | 99.3%     | <b>100.3%</b>    | + 1.0%         | 102.2%            | <b>100.7%</b>    | - 1.5%         |
| Inventory of Homes for Sale              | 164       | <b>89</b>        | - 45.7%        | --                | --               | --             |
| Months Supply of Inventory               | 2.1       | <b>1.4</b>       | - 33.3%        | --                | --               | --             |

\* 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

