

Local Market Update for December 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

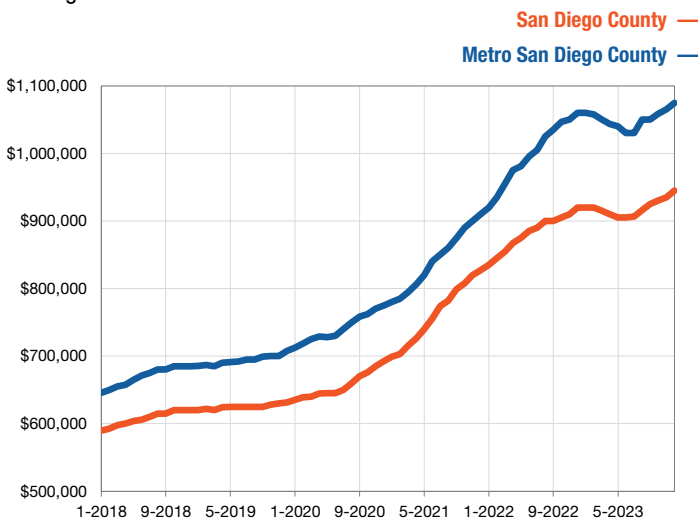
Detached Single-Family	December			Rolling 12 Months		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
Key Metrics						
New Listings	242	223	- 7.9%	6,484	4,804	- 25.9%
Pending Sales	236	246	+ 4.2%	4,573	3,689	- 19.3%
Closed Sales	270	243	- 10.0%	4,708	3,651	- 22.5%
Days on Market Until Sale	26	19	- 26.9%	18	21	+ 16.7%
Median Sales Price*	\$975,000	\$1,095,000	+ 12.3%	\$1,060,000	\$1,075,000	+ 1.4%
Average Sales Price*	\$1,288,118	\$1,463,020	+ 13.6%	\$1,411,550	\$1,414,965	+ 0.2%
Percent of Original List Price Received*	95.7%	99.0%	+ 3.4%	101.5%	99.7%	- 1.8%
Percent of List Price Received*	97.8%	99.9%	+ 2.1%	101.9%	100.5%	- 1.4%
Inventory of Homes for Sale	626	360	- 42.5%	--	--	--
Months Supply of Inventory	1.6	1.2	- 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	December			Rolling 12 Months		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
Key Metrics						
New Listings	195	186	- 4.6%	5,491	4,292	- 21.8%
Pending Sales	194	194	0.0%	4,218	3,323	- 21.2%
Closed Sales	223	185	- 17.0%	4,366	3,270	- 25.1%
Days on Market Until Sale	38	26	- 31.6%	17	22	+ 29.4%
Median Sales Price*	\$577,500	\$673,500	+ 16.6%	\$650,000	\$674,000	+ 3.7%
Average Sales Price*	\$693,558	\$802,312	+ 15.7%	\$792,362	\$836,001	+ 5.5%
Percent of Original List Price Received*	96.9%	98.4%	+ 1.5%	102.4%	99.7%	- 2.6%
Percent of List Price Received*	98.8%	99.4%	+ 0.6%	102.5%	100.4%	- 2.0%
Inventory of Homes for Sale	502	402	- 19.9%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

* 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

