

# Local Market Update for July 2022

Provided by the North San Diego County REALTORS®.

## 92078 - San Marcos

North San Diego County

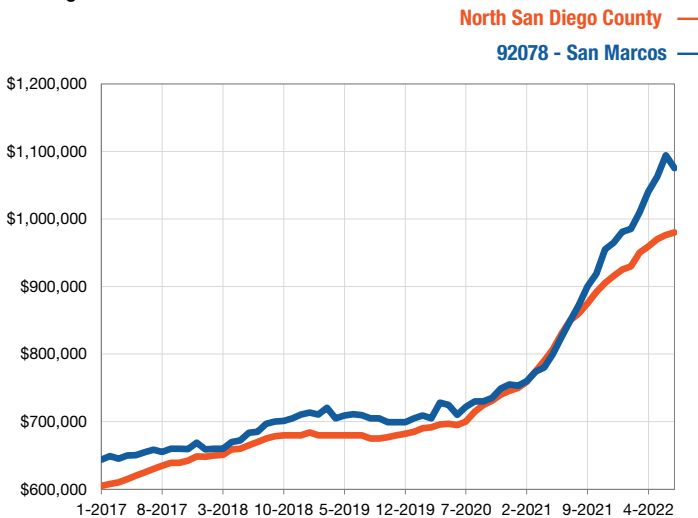
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	72	44	- 38.9%	722	541	- 25.1%
Pending Sales	55	25	- 54.5%	668	466	- 30.2%
Closed Sales	55	30	- 45.5%	692	495	- 28.5%
Days on Market Until Sale	13	23	+ 76.9%	16	13	- 18.8%
Median Sales Price*	\$1,110,000	\$1,024,500	- 7.7%	\$849,381	\$1,075,000	+ 26.6%
Average Sales Price*	\$1,110,276	\$1,202,048	+ 8.3%	\$901,558	\$1,100,871	+ 22.1%
Percent of Original List Price Received*	104.7%	98.3%	- 6.1%	102.7%	104.4%	+ 1.7%
Percent of List Price Received*	104.7%	98.8%	- 5.6%	102.9%	104.2%	+ 1.3%
Inventory of Homes for Sale	58	71	+ 22.4%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

\* 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	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	36	28	- 22.2%	259	282	+ 8.9%
Pending Sales	26	18	- 30.8%	220	262	+ 19.1%
Closed Sales	24	15	- 37.5%	238	265	+ 11.3%
Days on Market Until Sale	10	12	+ 20.0%	12	14	+ 16.7%
Median Sales Price*	\$629,500	\$795,000	+ 26.3%	\$535,000	\$665,000	+ 24.3%
Average Sales Price*	\$649,358	\$750,833	+ 15.6%	\$541,119	\$647,044	+ 19.6%
Percent of Original List Price Received*	102.6%	100.5%	- 2.0%	102.5%	103.2%	+ 0.7%
Percent of List Price Received*	102.7%	101.8%	- 0.9%	102.4%	103.1%	+ 0.7%
Inventory of Homes for Sale	31	25	- 19.4%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--

\* 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

