

Local Market Update for July 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

North San Diego County

Zip Codes: 92003, 92007, 92008, 92009, 92010, 92011, 92014, 92024, 92025, 92026, 92027, 92028, 92029, 92054, 92056, 92057, 92058, 92059, 92061, 92064, 92065, 92067, 92069, 92075, 92078, 92081, 92082, 92083, 92084, 92091, 92127, 92128, 92129, 92130

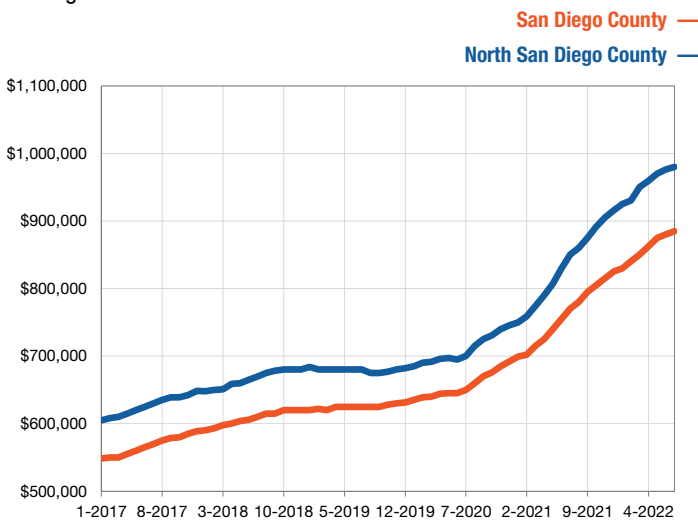
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
Key Metrics						
New Listings	1,407	1,054	- 25.1%	15,124	12,832	- 15.2%
Pending Sales	1,075	702	- 34.7%	13,434	10,430	- 22.4%
Closed Sales	1,227	675	- 45.0%	13,711	10,823	- 21.1%
Days on Market Until Sale	14	19	+ 35.7%	20	16	- 20.0%
Median Sales Price*	\$975,000	\$1,020,425	+ 4.7%	\$850,000	\$980,000	+ 15.3%
Average Sales Price*	\$1,278,435	\$1,371,366	+ 7.3%	\$1,135,332	\$1,336,926	+ 17.8%
Percent of Original List Price Received*	104.6%	98.3%	- 6.0%	101.7%	103.1%	+ 1.4%
Percent of List Price Received*	104.2%	100.0%	- 4.0%	101.7%	103.1%	+ 1.4%
Inventory of Homes for Sale	1,778	1,702	- 4.3%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 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	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
Key Metrics						
New Listings	508	469	- 7.7%	5,039	4,800	- 4.7%
Pending Sales	423	284	- 32.9%	4,526	4,056	- 10.4%
Closed Sales	442	272	- 38.5%	4,586	4,164	- 9.2%
Days on Market Until Sale	10	16	+ 60.0%	17	13	- 23.5%
Median Sales Price*	\$580,500	\$684,005	+ 17.8%	\$541,995	\$650,000	+ 19.9%
Average Sales Price*	\$684,661	\$787,903	+ 15.1%	\$628,648	\$758,446	+ 20.6%
Percent of Original List Price Received*	103.8%	99.8%	- 3.9%	101.5%	103.6%	+ 2.1%
Percent of List Price Received*	103.4%	100.7%	- 2.6%	101.5%	103.3%	+ 1.8%
Inventory of Homes for Sale	483	567	+ 17.4%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

* 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

