

Local Market Update for July 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

East San Diego County

ZIP Codes: 91901, 91905, 91906, 91916, 91917, 91931, 91934, 91935, 91941, 91942, 91945, 91948, 91962, 91963, 91977, 91978, 91980, 92004, 92019, 92020, 92021, 92036, 92040, 92066, 92070, 92071, 92086

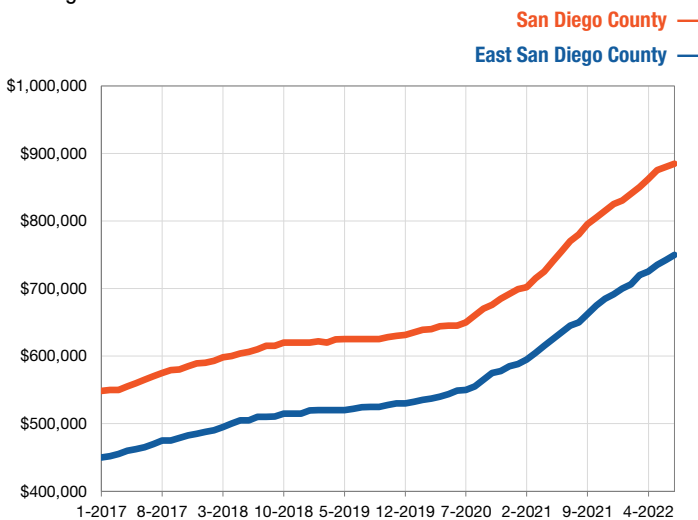
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
Key Metrics						
New Listings	603	494	- 18.1%	6,180	5,868	- 5.0%
Pending Sales	460	316	- 31.3%	5,262	4,690	- 10.9%
Closed Sales	474	272	- 42.6%	5,295	4,809	- 9.2%
Days on Market Until Sale	15	19	+ 26.7%	19	18	- 5.3%
Median Sales Price*	\$715,000	\$765,000	+ 7.0%	\$645,000	\$750,000	+ 16.3%
Average Sales Price*	\$736,116	\$791,905	+ 7.6%	\$661,925	\$772,337	+ 16.7%
Percent of Original List Price Received*	102.3%	99.0%	- 3.2%	101.5%	101.8%	+ 0.3%
Percent of List Price Received*	101.9%	100.5%	- 1.4%	101.3%	101.9%	+ 0.6%
Inventory of Homes for Sale	825	719	- 12.8%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--

* 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.

Attached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
Key Metrics						
New Listings	148	125	- 15.5%	1,447	1,459	+ 0.8%
Pending Sales	121	100	- 17.4%	1,275	1,263	- 0.9%
Closed Sales	120	82	- 31.7%	1,271	1,276	+ 0.4%
Days on Market Until Sale	10	10	0.0%	13	12	- 7.7%
Median Sales Price*	\$415,000	\$500,000	+ 20.5%	\$385,000	\$465,000	+ 20.8%
Average Sales Price*	\$423,954	\$515,843	+ 21.7%	\$392,427	\$481,658	+ 22.7%
Percent of Original List Price Received*	104.2%	102.4%	- 1.7%	102.2%	103.8%	+ 1.6%
Percent of List Price Received*	103.7%	102.2%	- 1.4%	101.8%	103.1%	+ 1.3%
Inventory of Homes for Sale	134	133	- 0.7%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--

* 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

