

Local Market Update for July 2022

Provided by the North San Diego County REALTORS®.

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

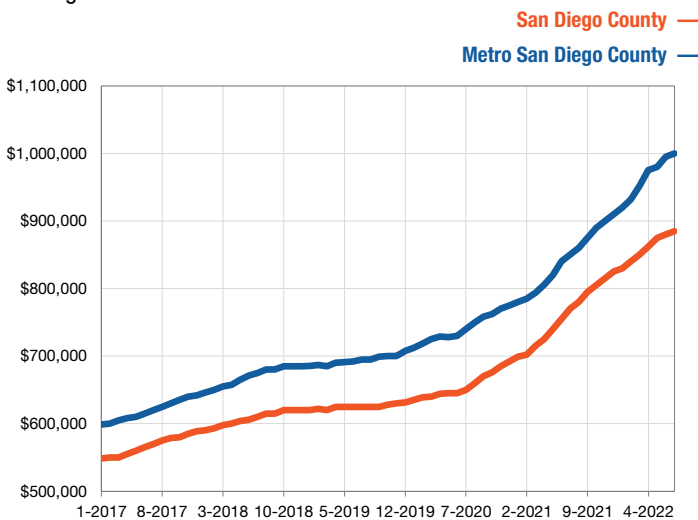
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
Key Metrics						
New Listings	809	631	- 22.0%	7,947	7,010	- 11.8%
Pending Sales	562	402	- 28.5%	6,654	5,558	- 16.5%
Closed Sales	547	330	- 39.7%	6,730	5,687	- 15.5%
Days on Market Until Sale	13	16	+ 23.1%	18	16	- 11.1%
Median Sales Price*	\$925,000	\$1,095,000	+ 18.4%	\$850,000	\$1,000,000	+ 17.6%
Average Sales Price*	\$1,222,265	\$1,392,545	+ 13.9%	\$1,150,455	\$1,368,231	+ 18.9%
Percent of Original List Price Received*	103.3%	99.7%	- 3.5%	101.6%	103.2%	+ 1.6%
Percent of List Price Received*	102.8%	100.6%	- 2.1%	101.4%	102.9%	+ 1.5%
Inventory of Homes for Sale	898	770	- 14.3%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

* 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	722	533	- 26.2%	7,831	6,055	- 22.7%
Pending Sales	575	348	- 39.5%	6,433	5,224	- 18.8%
Closed Sales	609	337	- 44.7%	6,423	5,436	- 15.4%
Days on Market Until Sale	16	15	- 6.3%	22	15	- 31.8%
Median Sales Price*	\$572,500	\$644,500	+ 12.6%	\$530,000	\$635,500	+ 19.9%
Average Sales Price*	\$703,648	\$791,621	+ 12.5%	\$642,163	\$773,776	+ 20.5%
Percent of Original List Price Received*	102.3%	100.1%	- 2.2%	100.5%	103.5%	+ 3.0%
Percent of List Price Received*	102.1%	100.7%	- 1.4%	100.7%	103.1%	+ 2.4%
Inventory of Homes for Sale	735	629	- 14.4%	--	--	--
Months Supply of Inventory	1.4	1.4	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

