

Local Market Update for February 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92064 - Poway

North San Diego County

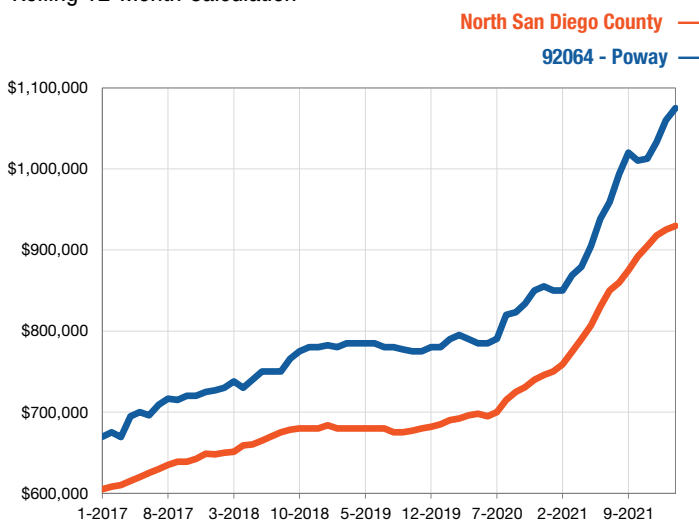
Detached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	49	46	- 6.1%	610	605	- 0.8%
Pending Sales	43	37	- 14.0%	532	544	+ 2.3%
Closed Sales	40	35	- 12.5%	519	554	+ 6.7%
Days on Market Until Sale	14	9	- 35.7%	19	13	- 31.6%
Median Sales Price*	\$820,000	\$1,198,000	+ 46.1%	\$850,000	\$1,075,000	+ 26.5%
Average Sales Price*	\$1,124,814	\$1,540,507	+ 37.0%	\$1,025,787	\$1,271,384	+ 23.9%
Percent of Original List Price Received*	100.7%	107.6%	+ 6.9%	99.4%	104.3%	+ 4.9%
Percent of List Price Received*	101.3%	104.6%	+ 3.3%	100.0%	103.5%	+ 3.5%
Inventory of Homes for Sale	50	32	- 36.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--

* 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.

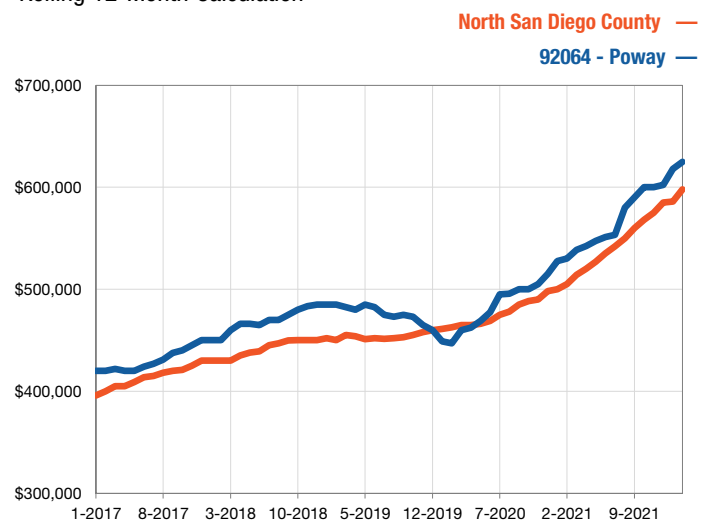
Attached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	7	6	- 14.3%	60	92	+ 53.3%
Pending Sales	4	6	+ 50.0%	52	83	+ 59.6%
Closed Sales	6	6	0.0%	58	73	+ 25.9%
Days on Market Until Sale	4	10	+ 150.0%	16	11	- 31.3%
Median Sales Price*	\$542,500	\$680,000	+ 25.3%	\$530,000	\$625,000	+ 17.9%
Average Sales Price*	\$545,650	\$694,500	+ 27.3%	\$510,096	\$609,179	+ 19.4%
Percent of Original List Price Received*	102.1%	106.0%	+ 3.8%	99.5%	103.2%	+ 3.7%
Percent of List Price Received*	102.1%	106.0%	+ 3.8%	100.0%	103.4%	+ 3.4%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--

* 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



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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92127 - Rancho Bernardo

North San Diego County

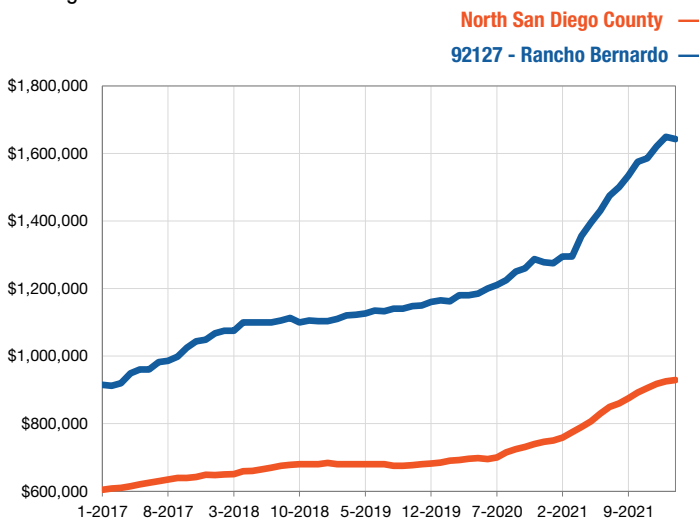
Detached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	40	27	- 32.5%	698	592	- 15.2%
Pending Sales	36	29	- 19.4%	601	542	- 9.8%
Closed Sales	29	18	- 37.9%	613	560	- 8.6%
Days on Market Until Sale	21	4	- 81.0%	24	10	- 58.3%
Median Sales Price*	\$1,750,000	\$2,220,750	+ 26.9%	\$1,295,000	\$1,641,944	+ 26.8%
Average Sales Price*	\$1,921,577	\$2,302,083	+ 19.8%	\$1,483,338	\$1,821,526	+ 22.8%
Percent of Original List Price Received*	102.5%	107.7%	+ 5.1%	99.4%	106.2%	+ 6.8%
Percent of List Price Received*	102.1%	107.7%	+ 5.5%	99.7%	104.9%	+ 5.2%
Inventory of Homes for Sale	42	16	- 61.9%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

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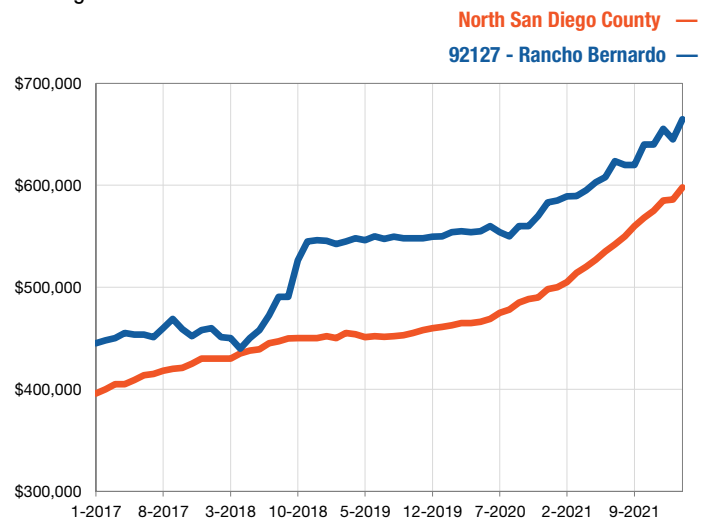
Attached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	18	22	+ 22.2%	299	273	- 8.7%
Pending Sales	17	20	+ 17.6%	261	259	- 0.8%
Closed Sales	23	17	- 26.1%	267	261	- 2.2%
Days on Market Until Sale	18	6	- 66.7%	17	10	- 41.2%
Median Sales Price*	\$585,000	\$860,000	+ 47.0%	\$589,000	\$665,000	+ 12.9%
Average Sales Price*	\$625,326	\$844,093	+ 35.0%	\$588,489	\$690,713	+ 17.4%
Percent of Original List Price Received*	102.2%	110.2%	+ 7.8%	100.2%	105.1%	+ 4.9%
Percent of List Price Received*	102.1%	109.7%	+ 7.4%	100.4%	104.2%	+ 3.8%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--

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Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation



Local Market Update for February 2022

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92128 - Rancho Bernardo

North San Diego County

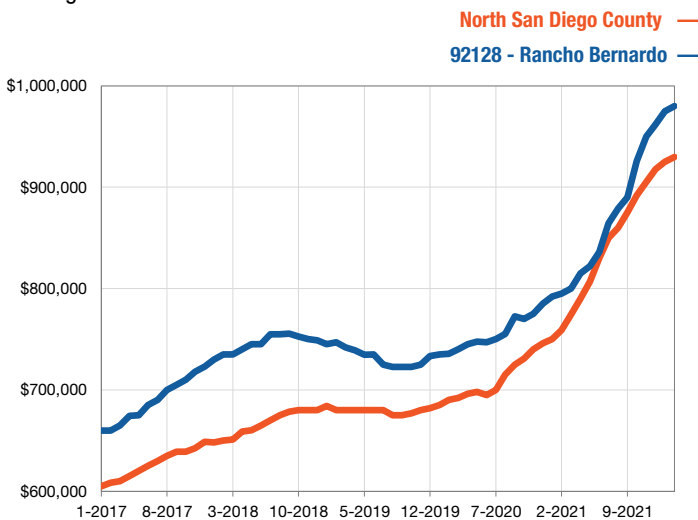
Detached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	40	39	- 2.5%	613	548	- 10.6%
Pending Sales	37	36	- 2.7%	558	508	- 9.0%
Closed Sales	26	28	+ 7.7%	548	513	- 6.4%
Days on Market Until Sale	14	7	- 50.0%	15	10	- 33.3%
Median Sales Price*	\$890,000	\$1,290,000	+ 44.9%	\$795,000	\$980,000	+ 23.3%
Average Sales Price*	\$921,534	\$1,251,191	+ 35.8%	\$825,889	\$1,054,845	+ 27.7%
Percent of Original List Price Received*	103.1%	107.8%	+ 4.6%	100.2%	104.8%	+ 4.6%
Percent of List Price Received*	103.6%	106.5%	+ 2.8%	100.4%	104.2%	+ 3.8%
Inventory of Homes for Sale	26	16	- 38.5%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--

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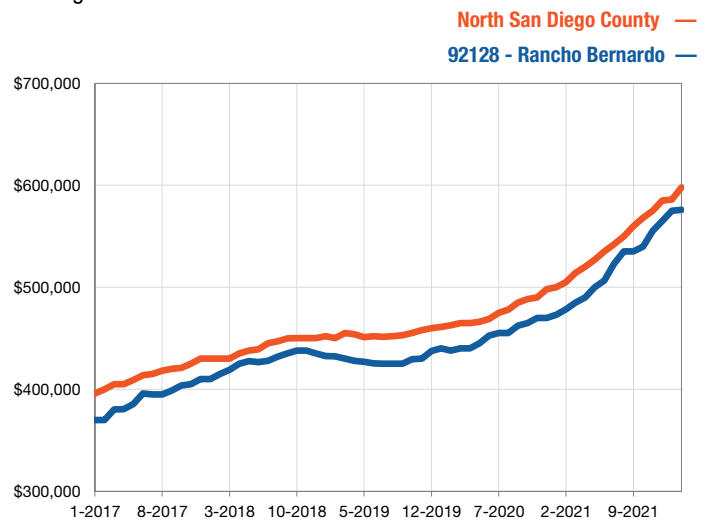
Attached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	41	28	- 31.7%	431	503	+ 16.7%
Pending Sales	38	27	- 28.9%	384	471	+ 22.7%
Closed Sales	23	33	+ 43.5%	382	487	+ 27.5%
Days on Market Until Sale	10	12	+ 20.0%	15	11	- 26.7%
Median Sales Price*	\$495,000	\$630,000	+ 27.3%	\$478,500	\$576,000	+ 20.4%
Average Sales Price*	\$525,065	\$637,530	+ 21.4%	\$490,363	\$588,559	+ 20.0%
Percent of Original List Price Received*	101.4%	107.8%	+ 6.3%	99.9%	103.7%	+ 3.8%
Percent of List Price Received*	101.6%	104.9%	+ 3.2%	100.2%	103.4%	+ 3.2%
Inventory of Homes for Sale	25	10	- 60.0%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--

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Median Sales Price – Detached Single-Family
 Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
 Rolling 12-Month Calculation



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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92129 - Rancho Penasquitos

North San Diego County

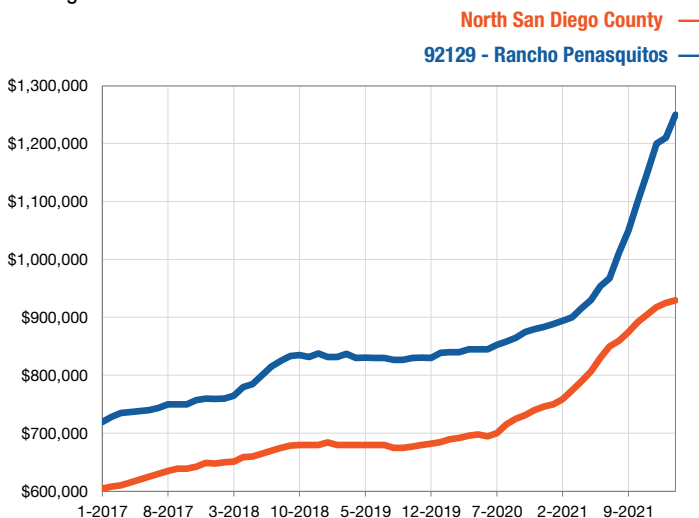
Detached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	18	24	+ 33.3%	346	342	- 1.2%
Pending Sales	18	23	+ 27.8%	315	319	+ 1.3%
Closed Sales	20	21	+ 5.0%	315	317	+ 0.6%
Days on Market Until Sale	8	11	+ 37.5%	15	8	- 46.7%
Median Sales Price*	\$938,716	\$1,350,000	+ 43.8%	\$894,444	\$1,250,000	+ 39.8%
Average Sales Price*	\$1,015,622	\$1,410,883	+ 38.9%	\$927,976	\$1,256,797	+ 35.4%
Percent of Original List Price Received*	105.3%	114.2%	+ 8.5%	101.2%	109.3%	+ 8.0%
Percent of List Price Received*	104.0%	110.0%	+ 5.8%	101.0%	107.1%	+ 6.0%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--

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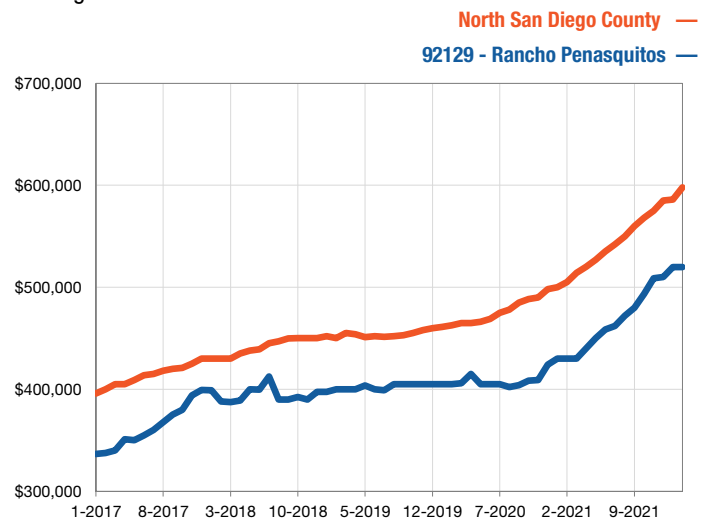
Attached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	13	16	+ 23.1%	166	176	+ 6.0%
Pending Sales	14	14	0.0%	154	164	+ 6.5%
Closed Sales	5	7	+ 40.0%	148	163	+ 10.1%
Days on Market Until Sale	15	5	- 66.7%	16	9	- 43.8%
Median Sales Price*	\$430,000	\$642,000	+ 49.3%	\$430,000	\$520,000	+ 20.9%
Average Sales Price*	\$515,320	\$694,143	+ 34.7%	\$480,341	\$571,567	+ 19.0%
Percent of Original List Price Received*	102.3%	109.0%	+ 6.5%	100.6%	104.3%	+ 3.7%
Percent of List Price Received*	102.3%	106.3%	+ 3.9%	100.6%	103.4%	+ 2.8%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.2	0.4	+ 100.0%	--	--	--

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Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation



Local Market Update for February 2022

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92130 - Carmel Valley

North San Diego County

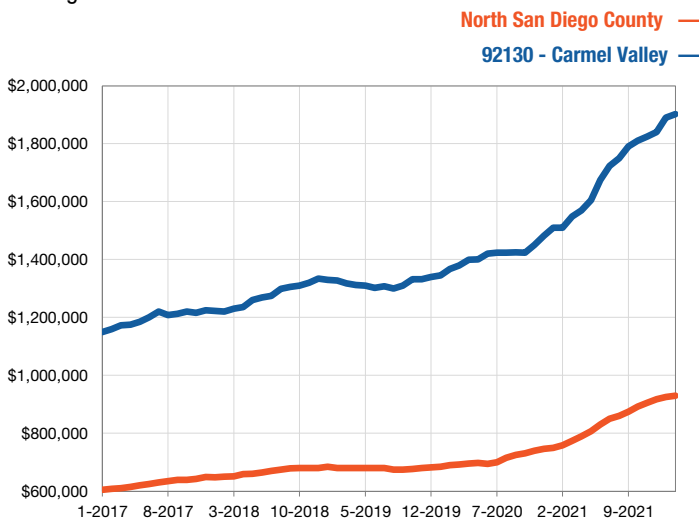
Detached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	35	32	- 8.6%	633	505	- 20.2%
Pending Sales	27	31	+ 14.8%	503	467	- 7.2%
Closed Sales	32	19	- 40.6%	512	476	- 7.0%
Days on Market Until Sale	26	8	- 69.2%	25	13	- 48.0%
Median Sales Price*	\$1,732,500	\$2,418,000	+ 39.6%	\$1,510,000	\$1,902,500	+ 26.0%
Average Sales Price*	\$2,002,569	\$2,608,211	+ 30.2%	\$1,676,145	\$2,146,162	+ 28.0%
Percent of Original List Price Received*	101.8%	113.5%	+ 11.5%	98.3%	105.9%	+ 7.7%
Percent of List Price Received*	101.4%	109.6%	+ 8.1%	99.1%	104.9%	+ 5.9%
Inventory of Homes for Sale	50	12	- 76.0%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--

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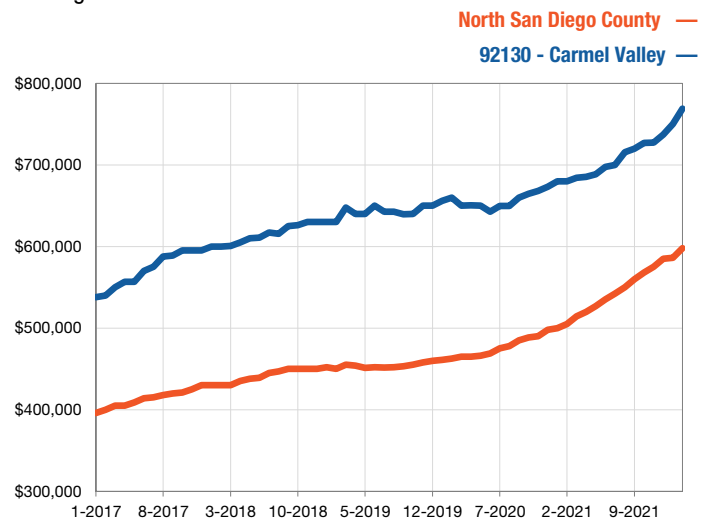
Attached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	17	18	+ 5.9%	306	254	- 17.0%
Pending Sales	20	11	- 45.0%	231	235	+ 1.7%
Closed Sales	17	15	- 11.8%	225	246	+ 9.3%
Days on Market Until Sale	12	23	+ 91.7%	19	14	- 26.3%
Median Sales Price*	\$672,200	\$1,000,000	+ 48.8%	\$680,000	\$769,000	+ 13.1%
Average Sales Price*	\$701,765	\$961,267	+ 37.0%	\$699,430	\$814,598	+ 16.5%
Percent of Original List Price Received*	102.6%	111.4%	+ 8.6%	99.2%	105.2%	+ 6.0%
Percent of List Price Received*	102.7%	109.5%	+ 6.6%	99.7%	104.8%	+ 5.1%
Inventory of Homes for Sale	22	12	- 45.5%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--

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Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation



Local Market Update for February 2022

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92131 - Scripps Miramar

Metro San Diego County

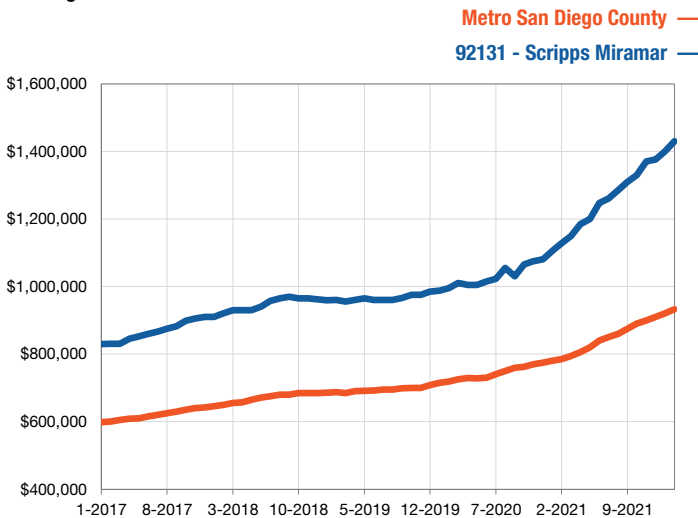
Detached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	19	19	0.0%	343	284	- 17.2%
Pending Sales	15	18	+ 20.0%	293	266	- 9.2%
Closed Sales	15	17	+ 13.3%	298	269	- 9.7%
Days on Market Until Sale	16	9	- 43.8%	17	9	- 47.1%
Median Sales Price*	\$1,330,000	\$1,750,000	+ 31.6%	\$1,127,500	\$1,430,000	+ 26.8%
Average Sales Price*	\$1,493,293	\$1,978,059	+ 32.5%	\$1,162,415	\$1,515,325	+ 30.4%
Percent of Original List Price Received*	103.6%	109.8%	+ 6.0%	100.1%	106.6%	+ 6.5%
Percent of List Price Received*	102.6%	105.6%	+ 2.9%	100.4%	104.1%	+ 3.7%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--

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Attached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	11	18	+ 63.6%	200	215	+ 7.5%
Pending Sales	15	13	- 13.3%	180	195	+ 8.3%
Closed Sales	16	12	- 25.0%	185	194	+ 4.9%
Days on Market Until Sale	10	11	+ 10.0%	15	11	- 26.7%
Median Sales Price*	\$525,000	\$787,500	+ 50.0%	\$559,000	\$675,000	+ 20.8%
Average Sales Price*	\$532,770	\$779,583	+ 46.3%	\$551,102	\$702,087	+ 27.4%
Percent of Original List Price Received*	103.5%	106.9%	+ 3.3%	100.7%	104.6%	+ 3.9%
Percent of List Price Received*	102.6%	104.9%	+ 2.2%	100.7%	103.3%	+ 2.6%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 66.7%	--	--	--

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Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

