

# Local Market Update for February 2022

Provided by the North San Diego County REALTORS®.

## 92007 - Cardiff

North San Diego County

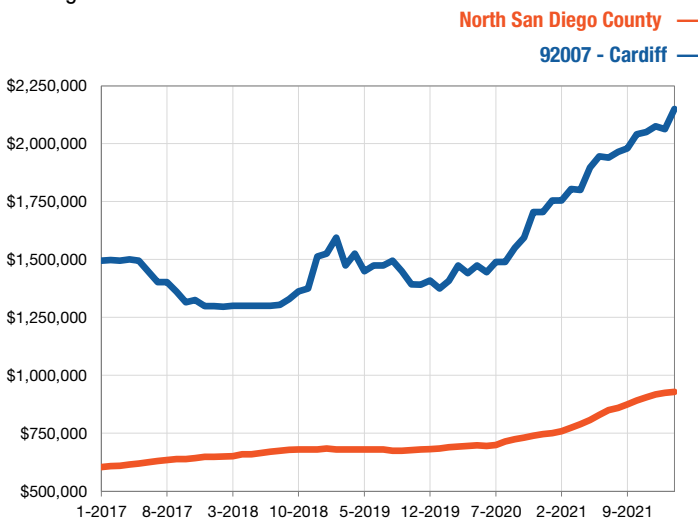
Detached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
<b>Key Metrics</b>						
New Listings	9	8	- 11.1%	178	93	- 47.8%
Pending Sales	9	5	- 44.4%	118	77	- 34.7%
Closed Sales	12	2	- 83.3%	109	82	- 24.8%
Days on Market Until Sale	18	10	- 44.4%	33	24	- 27.3%
Median Sales Price*	\$1,729,500	<b>\$3,780,000</b>	+ 118.6%	\$1,755,000	<b>\$2,150,000</b>	+ 22.5%
Average Sales Price*	\$1,883,500	<b>\$3,780,000</b>	+ 100.7%	\$1,944,882	<b>\$2,355,836</b>	+ 21.1%
Percent of Original List Price Received*	98.9%	<b>106.7%</b>	+ 7.9%	97.0%	<b>99.2%</b>	+ 2.3%
Percent of List Price Received*	99.3%	<b>106.7%</b>	+ 7.5%	99.1%	<b>100.7%</b>	+ 1.6%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	1.6	<b>0.8</b>	- 50.0%	--	--	--

\* 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.

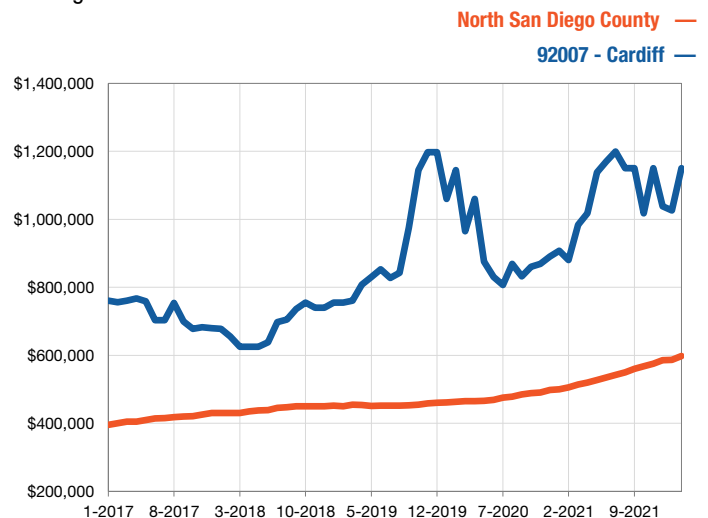
Attached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
<b>Key Metrics</b>						
New Listings	9	5	- 44.4%	88	63	- 28.4%
Pending Sales	3	4	+ 33.3%	64	56	- 12.5%
Closed Sales	3	2	- 33.3%	63	56	- 11.1%
Days on Market Until Sale	3	8	+ 166.7%	25	9	- 64.0%
Median Sales Price*	\$765,000	<b>\$1,975,000</b>	+ 158.2%	\$880,000	<b>\$1,150,000</b>	+ 30.7%
Average Sales Price*	\$773,333	<b>\$1,975,000</b>	+ 155.4%	\$1,154,682	<b>\$1,391,548</b>	+ 20.5%
Percent of Original List Price Received*	106.5%	<b>105.4%</b>	- 1.0%	99.0%	<b>101.6%</b>	+ 2.6%
Percent of List Price Received*	106.5%	<b>105.4%</b>	- 1.0%	100.0%	<b>102.0%</b>	+ 2.0%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.5	<b>0.9</b>	- 40.0%	--	--	--

\* 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



# Local Market Update for February 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92008 - Carlsbad

North San Diego County

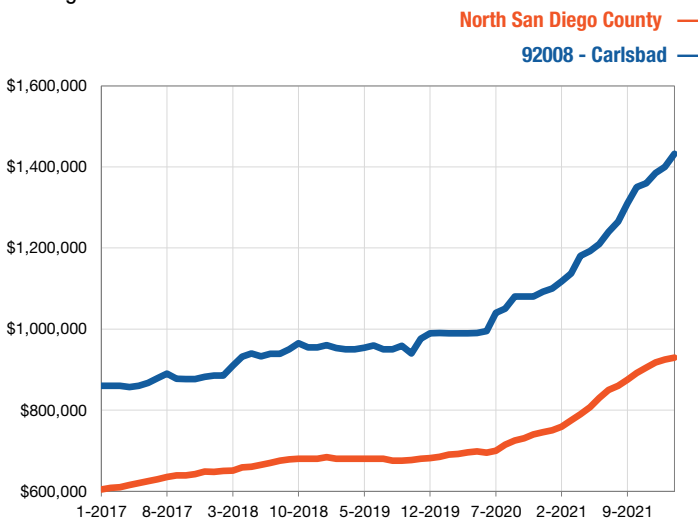
Detached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
<b>Key Metrics</b>						
New Listings	38	15	- 60.5%	359	257	- 28.4%
Pending Sales	21	7	- 66.7%	257	239	- 7.0%
Closed Sales	19	13	- 31.6%	247	258	+ 4.5%
Days on Market Until Sale	34	14	- 58.8%	25	20	- 20.0%
Median Sales Price*	\$1,139,000	<b>\$1,425,000</b>	+ 25.1%	\$1,117,500	<b>\$1,432,500</b>	+ 28.2%
Average Sales Price*	\$1,716,770	<b>\$1,651,708</b>	- 3.8%	\$1,240,675	<b>\$1,675,298</b>	+ 35.0%
Percent of Original List Price Received*	100.5%	<b>105.0%</b>	+ 4.5%	98.4%	<b>102.4%</b>	+ 4.1%
Percent of List Price Received*	102.1%	<b>103.3%</b>	+ 1.2%	99.3%	<b>102.6%</b>	+ 3.3%
Inventory of Homes for Sale	57	16	- 71.9%	--	--	--
Months Supply of Inventory	2.7	0.8	- 70.4%	--	--	--

\* 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.

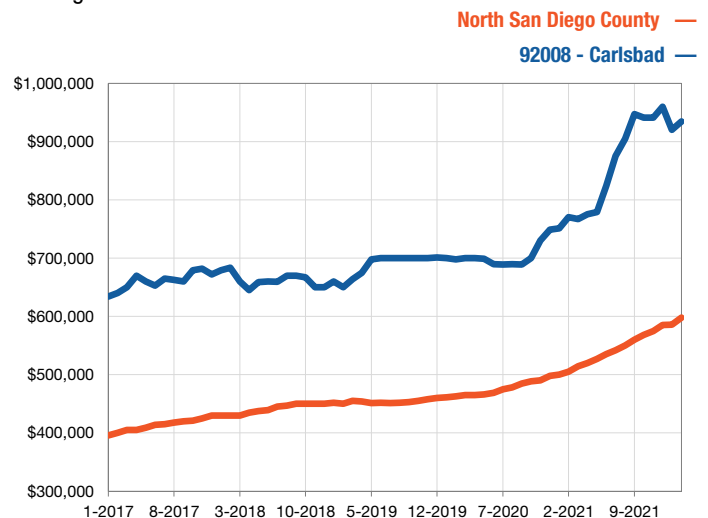
Attached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
<b>Key Metrics</b>						
New Listings	13	13	0.0%	192	155	- 19.3%
Pending Sales	11	9	- 18.2%	138	141	+ 2.2%
Closed Sales	9	7	- 22.2%	137	144	+ 5.1%
Days on Market Until Sale	25	8	- 68.0%	49	21	- 57.1%
Median Sales Price*	\$720,000	<b>\$960,000</b>	+ 33.3%	\$770,000	<b>\$934,500</b>	+ 21.4%
Average Sales Price*	\$836,111	<b>\$1,043,286</b>	+ 24.8%	\$935,274	<b>\$1,175,238</b>	+ 25.7%
Percent of Original List Price Received*	98.4%	<b>105.9%</b>	+ 7.6%	97.7%	<b>101.9%</b>	+ 4.3%
Percent of List Price Received*	98.5%	<b>105.9%</b>	+ 7.5%	98.7%	<b>102.1%</b>	+ 3.4%
Inventory of Homes for Sale	36	13	- 63.9%	--	--	--
Months Supply of Inventory	3.1	1.1	- 64.5%	--	--	--

\* 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



# Local Market Update for February 2022

Provided by the North San Diego County REALTORS®.

## 92009 - Carlsbad

North San Diego County

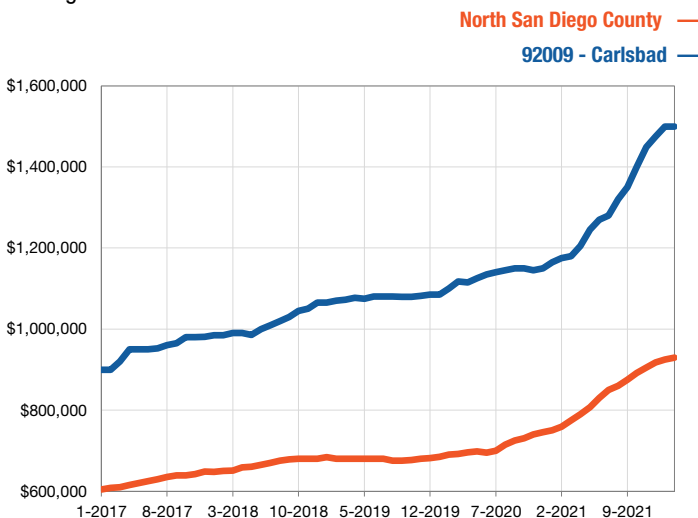
Detached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
<b>Key Metrics</b>						
New Listings	58	34	- 41.4%	675	537	- 20.4%
Pending Sales	44	30	- 31.8%	575	490	- 14.8%
Closed Sales	30	16	- 46.7%	562	509	- 9.4%
Days on Market Until Sale	10	16	+ 60.0%	20	10	- 50.0%
Median Sales Price*	\$1,405,000	<b>\$1,560,000</b>	+ 11.0%	\$1,175,000	<b>\$1,500,000</b>	+ 27.7%
Average Sales Price*	\$1,398,950	<b>\$1,755,988</b>	+ 25.5%	\$1,212,211	<b>\$1,586,574</b>	+ 30.9%
Percent of Original List Price Received*	102.0%	<b>107.3%</b>	+ 5.2%	99.6%	<b>105.4%</b>	+ 5.8%
Percent of List Price Received*	102.6%	<b>105.7%</b>	+ 3.0%	100.1%	<b>105.0%</b>	+ 4.9%
Inventory of Homes for Sale	61	17	- 72.1%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--

\* 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.

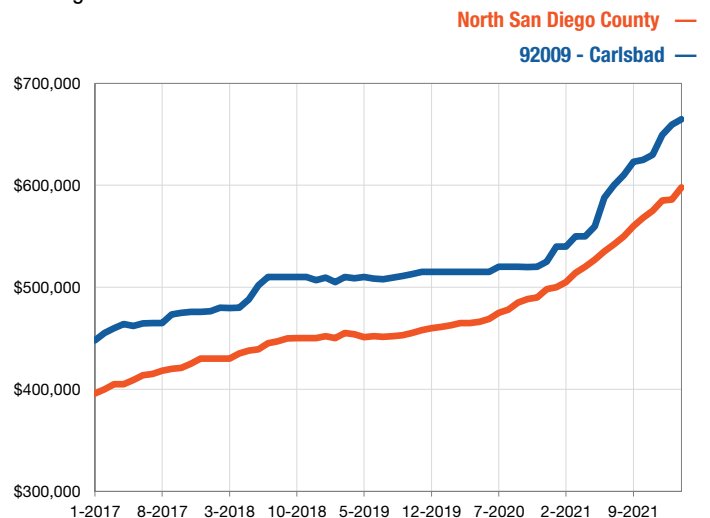
Attached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
<b>Key Metrics</b>						
New Listings	26	23	- 11.5%	356	340	- 4.5%
Pending Sales	23	18	- 21.7%	311	313	+ 0.6%
Closed Sales	15	15	0.0%	306	325	+ 6.2%
Days on Market Until Sale	20	16	- 20.0%	25	14	- 44.0%
Median Sales Price*	\$605,000	<b>\$750,000</b>	+ 24.0%	\$540,000	<b>\$665,000</b>	+ 23.1%
Average Sales Price*	\$645,776	<b>\$807,567</b>	+ 25.1%	\$574,781	<b>\$713,758</b>	+ 24.2%
Percent of Original List Price Received*	100.4%	<b>107.5%</b>	+ 7.1%	99.2%	<b>103.0%</b>	+ 3.8%
Percent of List Price Received*	101.0%	<b>106.3%</b>	+ 5.2%	99.5%	<b>102.9%</b>	+ 3.4%
Inventory of Homes for Sale	28	13	- 53.6%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

\* 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



# Local Market Update for February 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92010 - Carlsbad

North San Diego County

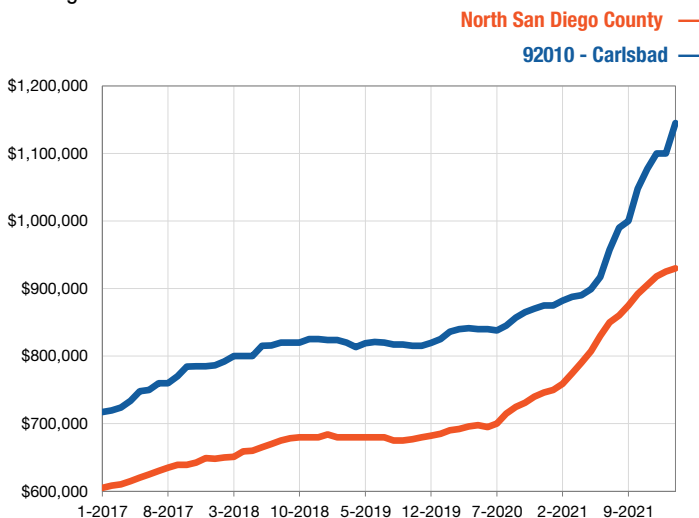
Detached Single-Family Key Metrics	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	14	9	- 35.7%	206	192	- 6.8%
Pending Sales	10	9	- 10.0%	177	179	+ 1.1%
Closed Sales	11	12	+ 9.1%	175	185	+ 5.7%
Days on Market Until Sale	10	13	+ 30.0%	21	12	- 42.9%
Median Sales Price*	\$1,030,000	\$1,302,500	+ 26.5%	\$881,900	\$1,145,000	+ 29.8%
Average Sales Price*	\$982,455	\$1,337,500	+ 36.1%	\$891,730	\$1,102,750	+ 23.7%
Percent of Original List Price Received*	104.6%	110.6%	+ 5.7%	99.8%	104.4%	+ 4.6%
Percent of List Price Received*	103.5%	106.9%	+ 3.3%	100.0%	104.6%	+ 4.6%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--

\* 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.

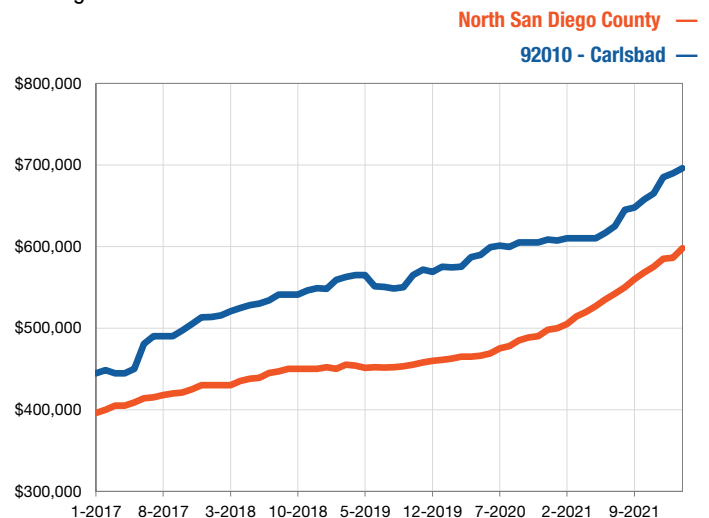
Attached Single-Family Key Metrics	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	5	3	- 40.0%	116	94	- 19.0%
Pending Sales	7	3	- 57.1%	105	84	- 20.0%
Closed Sales	12	5	- 58.3%	116	85	- 26.7%
Days on Market Until Sale	11	7	- 36.4%	19	9	- 52.6%
Median Sales Price*	\$613,500	\$762,000	+ 24.2%	\$610,000	\$696,000	+ 14.1%
Average Sales Price*	\$625,342	\$760,742	+ 21.7%	\$605,442	\$712,365	+ 17.7%
Percent of Original List Price Received*	102.0%	109.1%	+ 7.0%	99.7%	103.9%	+ 4.2%
Percent of List Price Received*	102.0%	109.1%	+ 7.0%	100.2%	104.0%	+ 3.8%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--

\* 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



# Local Market Update for February 2022

Provided by the North San Diego County REALTORS®.

## 92011 - Carlsbad

North San Diego County

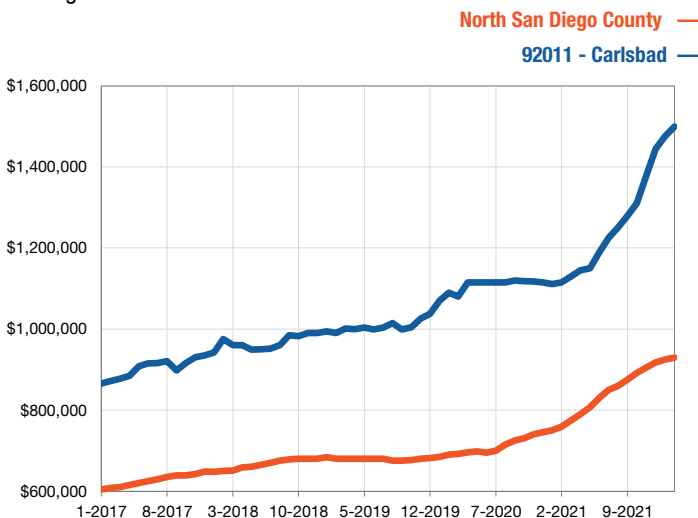
Detached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
<b>Key Metrics</b>						
New Listings	25	9	- 64.0%	395	251	- 36.5%
Pending Sales	24	13	- 45.8%	345	224	- 35.1%
Closed Sales	20	19	- 5.0%	336	230	- 31.5%
Days on Market Until Sale	6	19	+ 216.7%	29	17	- 41.4%
Median Sales Price*	\$1,277,000	<b>\$1,540,000</b>	+ 20.6%	\$1,115,000	<b>\$1,500,000</b>	+ 34.5%
Average Sales Price*	\$1,249,125	<b>\$1,421,747</b>	+ 13.8%	\$1,070,921	<b>\$1,424,759</b>	+ 33.0%
Percent of Original List Price Received*	99.7%	<b>105.0%</b>	+ 5.3%	97.2%	<b>103.6%</b>	+ 6.6%
Percent of List Price Received*	99.9%	<b>103.4%</b>	+ 3.5%	98.5%	<b>103.4%</b>	+ 5.0%
Inventory of Homes for Sale	21	6	- 71.4%	--	--	--
Months Supply of Inventory	0.7	<b>0.3</b>	- 57.1%	--	--	--

\* 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.

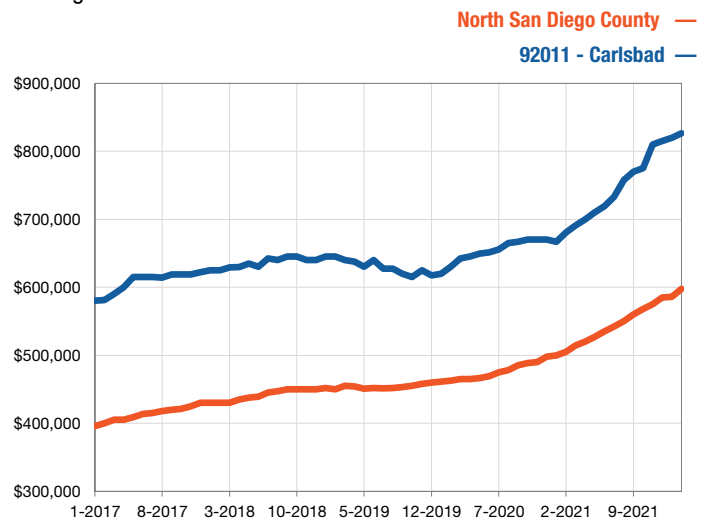
Attached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
<b>Key Metrics</b>						
New Listings	9	5	- 44.4%	116	104	- 10.3%
Pending Sales	8	6	- 25.0%	105	99	- 5.7%
Closed Sales	12	6	- 50.0%	104	102	- 1.9%
Days on Market Until Sale	12	11	- 8.3%	19	9	- 52.6%
Median Sales Price*	\$800,250	<b>\$942,500</b>	+ 17.8%	\$680,500	<b>\$826,500</b>	+ 21.5%
Average Sales Price*	\$802,250	<b>\$913,500</b>	+ 13.9%	\$710,780	<b>\$876,358</b>	+ 23.3%
Percent of Original List Price Received*	100.8%	<b>106.4%</b>	+ 5.6%	99.4%	<b>104.2%</b>	+ 4.8%
Percent of List Price Received*	99.8%	<b>103.3%</b>	+ 3.5%	99.8%	<b>103.7%</b>	+ 3.9%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.5	<b>0.4</b>	- 20.0%	--	--	--

\* 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



# Local Market Update for February 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92024 - Encinitas

North San Diego County

### Detached Single-Family

Key Metrics	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	50	26	- 48.0%	674	524	- 22.3%
Pending Sales	46	34	- 26.1%	538	458	- 14.9%
Closed Sales	32	22	- 31.3%	523	475	- 9.2%
Days on Market Until Sale	31	9	- 71.0%	33	18	- 45.5%
Median Sales Price*	\$1,550,000	<b>\$1,802,738</b>	+ 16.3%	\$1,468,750	<b>\$1,805,000</b>	+ 22.9%
Average Sales Price*	\$1,885,320	<b>\$1,987,313</b>	+ 5.4%	\$1,646,982	<b>\$2,102,292</b>	+ 27.6%
Percent of Original List Price Received*	100.8%	<b>106.8%</b>	+ 6.0%	97.2%	<b>102.5%</b>	+ 5.5%
Percent of List Price Received*	102.2%	<b>107.2%</b>	+ 4.9%	98.5%	<b>102.8%</b>	+ 4.4%
Inventory of Homes for Sale	81	17	- 79.0%	--	--	--
Months Supply of Inventory	1.8	0.4	- 77.8%	--	--	--

\* 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.

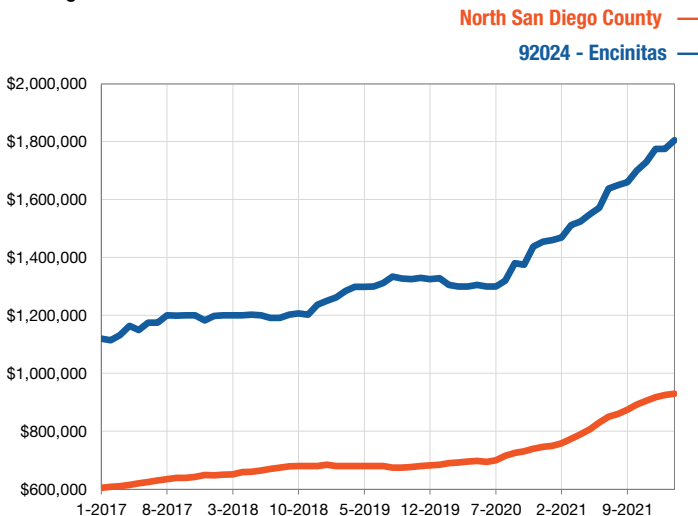
### Attached Single-Family

Key Metrics	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	20	16	- 20.0%	219	216	- 1.4%
Pending Sales	23	11	- 52.2%	184	200	+ 8.7%
Closed Sales	10	15	+ 50.0%	170	206	+ 21.2%
Days on Market Until Sale	17	19	+ 11.8%	24	11	- 54.2%
Median Sales Price*	\$773,500	<b>\$1,117,250</b>	+ 44.4%	\$710,000	<b>\$943,263</b>	+ 32.9%
Average Sales Price*	\$880,480	<b>\$1,206,950</b>	+ 37.1%	\$804,284	<b>\$1,130,741</b>	+ 40.6%
Percent of Original List Price Received*	101.3%	<b>104.1%</b>	+ 2.8%	99.0%	<b>102.8%</b>	+ 3.8%
Percent of List Price Received*	101.9%	<b>104.0%</b>	+ 2.1%	99.8%	<b>102.8%</b>	+ 3.0%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

\* 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.

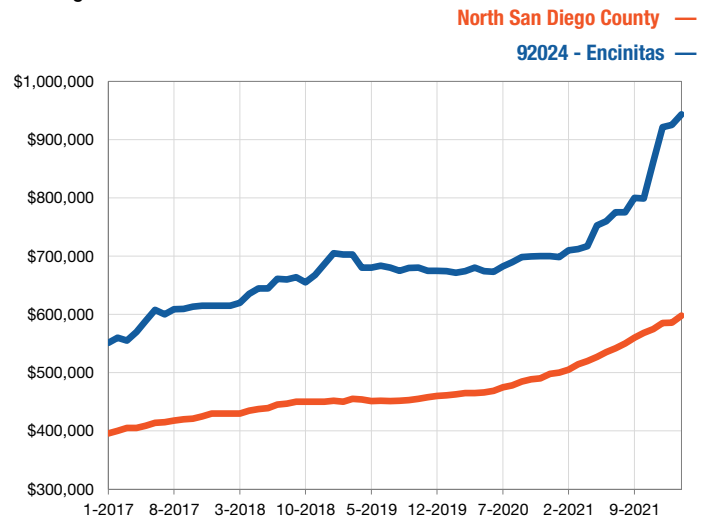
### Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



### Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation



# Local Market Update for February 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92054 - Oceanside

North San Diego County

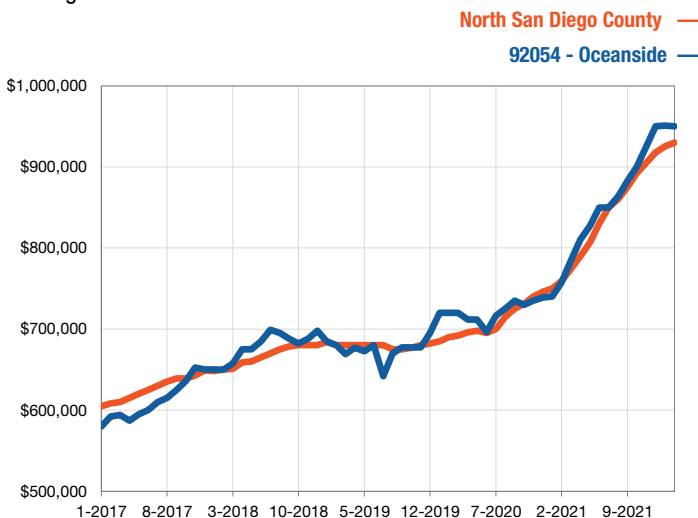
Detached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
<b>Key Metrics</b>						
New Listings	27	18	- 33.3%	364	345	- 5.2%
Pending Sales	20	21	+ 5.0%	295	286	- 3.1%
Closed Sales	16	18	+ 12.5%	289	289	0.0%
Days on Market Until Sale	37	15	- 59.5%	29	16	- 44.8%
Median Sales Price*	\$890,000	<b>\$857,500</b>	- 3.7%	\$757,390	<b>\$950,000</b>	+ 25.4%
Average Sales Price*	\$974,807	<b>\$1,137,389</b>	+ 16.7%	\$867,839	<b>\$1,106,439</b>	+ 27.5%
Percent of Original List Price Received*	101.8%	<b>103.7%</b>	+ 1.9%	98.3%	<b>102.5%</b>	+ 4.3%
Percent of List Price Received*	102.4%	<b>103.0%</b>	+ 0.6%	99.3%	<b>102.7%</b>	+ 3.4%
Inventory of Homes for Sale	39	20	- 48.7%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--

\* 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.

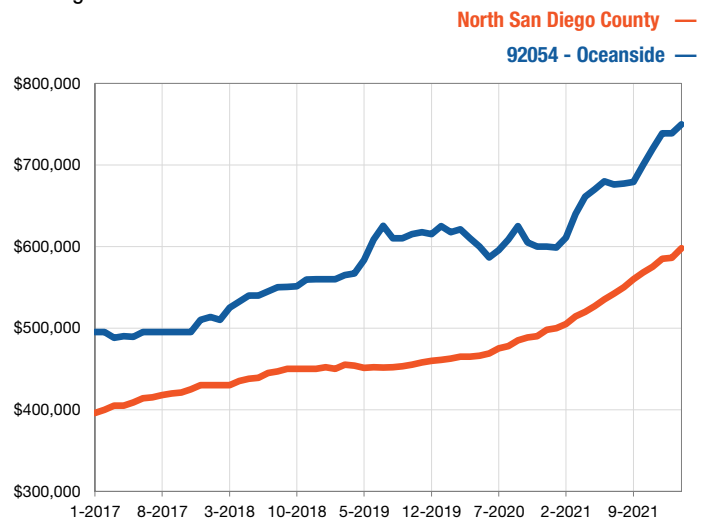
Attached Single-Family	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
<b>Key Metrics</b>						
New Listings	25	12	- 52.0%	279	221	- 20.8%
Pending Sales	25	14	- 44.0%	221	196	- 11.3%
Closed Sales	19	11	- 42.1%	204	212	+ 3.9%
Days on Market Until Sale	26	10	- 61.5%	43	23	- 46.5%
Median Sales Price*	\$720,000	<b>\$815,000</b>	+ 13.2%	\$611,000	<b>\$750,000</b>	+ 22.7%
Average Sales Price*	\$712,432	<b>\$730,155</b>	+ 2.5%	\$718,198	<b>\$818,025</b>	+ 13.9%
Percent of Original List Price Received*	100.2%	<b>103.0%</b>	+ 2.8%	97.2%	<b>100.6%</b>	+ 3.5%
Percent of List Price Received*	100.3%	<b>102.6%</b>	+ 2.3%	98.0%	<b>100.5%</b>	+ 2.6%
Inventory of Homes for Sale	24	9	- 62.5%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--

\* 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



# Local Market Update for February 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92057 - Oceanside

North San Diego County

### Detached Single-Family

Key Metrics	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	45	50	+ 11.1%	704	700	- 0.6%
Pending Sales	46	45	- 2.2%	649	636	- 2.0%
Closed Sales	42	43	+ 2.4%	651	646	- 0.8%
Days on Market Until Sale	10	25	+ 150.0%	21	13	- 38.1%
Median Sales Price*	\$631,500	\$745,000	+ 18.0%	\$610,000	\$750,000	+ 23.0%
Average Sales Price*	\$623,564	\$729,040	+ 16.9%	\$603,200	\$755,397	+ 25.2%
Percent of Original List Price Received*	102.7%	102.1%	- 0.6%	100.4%	103.9%	+ 3.5%
Percent of List Price Received*	102.1%	101.7%	- 0.4%	100.4%	103.6%	+ 3.2%
Inventory of Homes for Sale	51	35	- 31.4%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--

\* 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.

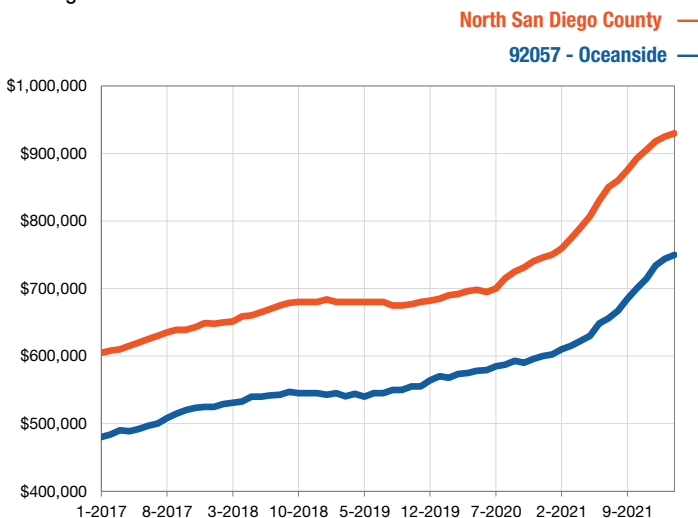
### Attached Single-Family

Key Metrics	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	28	24	- 14.3%	337	361	+ 7.1%
Pending Sales	14	23	+ 64.3%	299	346	+ 15.7%
Closed Sales	24	30	+ 25.0%	316	344	+ 8.9%
Days on Market Until Sale	17	14	- 17.6%	24	15	- 37.5%
Median Sales Price*	\$411,750	\$540,000	+ 31.1%	\$376,750	\$450,000	+ 19.4%
Average Sales Price*	\$432,238	\$540,311	+ 25.0%	\$382,151	\$461,385	+ 20.7%
Percent of Original List Price Received*	99.2%	105.9%	+ 6.8%	99.3%	102.7%	+ 3.4%
Percent of List Price Received*	99.8%	105.4%	+ 5.6%	99.8%	102.7%	+ 2.9%
Inventory of Homes for Sale	29	13	- 55.2%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--

\* 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.

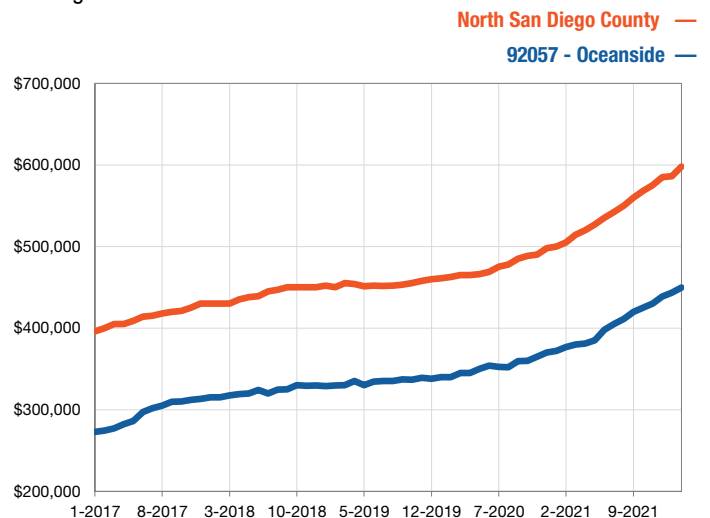
### Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



### Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation





# Local Market Update for February 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92058 - Oceanside

North San Diego County

### Detached Single-Family

Key Metrics	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	8	15	+ 87.5%	172	176	+ 2.3%
Pending Sales	9	13	+ 44.4%	163	158	- 3.1%
Closed Sales	8	8	0.0%	165	152	- 7.9%
Days on Market Until Sale	23	19	- 17.4%	29	11	- 62.1%
Median Sales Price*	\$467,000	\$672,500	+ 44.0%	\$519,000	\$708,500	+ 36.5%
Average Sales Price*	\$425,000	\$618,613	+ 45.6%	\$469,652	\$677,510	+ 44.3%
Percent of Original List Price Received*	100.3%	96.2%	- 4.1%	98.0%	103.2%	+ 5.3%
Percent of List Price Received*	100.9%	97.5%	- 3.4%	98.9%	102.6%	+ 3.7%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--

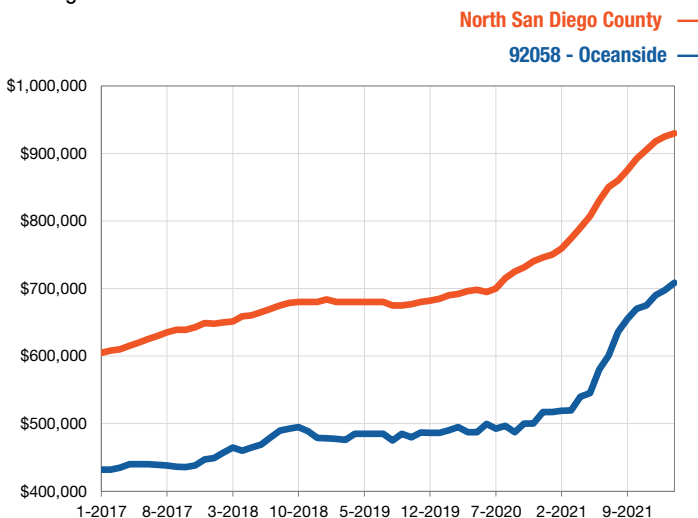
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Attached Single-Family

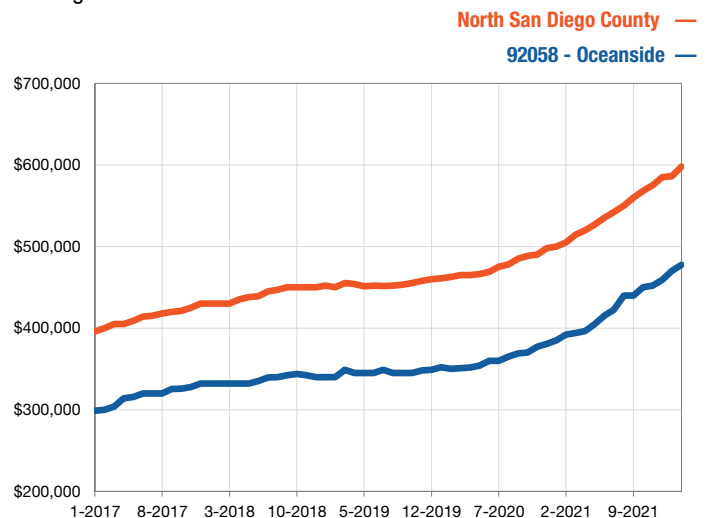
Key Metrics	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	4	9	+ 125.0%	103	124	+ 20.4%
Pending Sales	5	10	+ 100.0%	90	119	+ 32.2%
Closed Sales	12	5	- 58.3%	94	112	+ 19.1%
Days on Market Until Sale	10	9	- 10.0%	16	9	- 43.8%
Median Sales Price*	\$440,500	\$550,000	+ 24.9%	\$392,000	\$477,500	+ 21.8%
Average Sales Price*	\$434,750	\$579,000	+ 33.2%	\$390,663	\$474,961	+ 21.6%
Percent of Original List Price Received*	102.8%	105.8%	+ 2.9%	100.6%	104.8%	+ 4.2%
Percent of List Price Received*	101.9%	101.6%	- 0.3%	100.6%	103.7%	+ 3.1%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--

\* 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



# Local Market Update for February 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92075 - Solana Beach

North San Diego County

### Detached Single-Family

Key Metrics	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	11	8	- 27.3%	151	124	- 17.9%
Pending Sales	5	6	+ 20.0%	94	101	+ 7.4%
Closed Sales	8	5	- 37.5%	95	101	+ 6.3%
Days on Market Until Sale	35	4	- 88.6%	38	20	- 47.4%
Median Sales Price*	\$3,397,000	<b>\$2,550,000</b>	- 24.9%	\$1,775,000	<b>\$2,200,000</b>	+ 23.9%
Average Sales Price*	\$3,887,500	<b>\$2,615,000</b>	- 32.7%	\$2,212,268	<b>\$2,644,827</b>	+ 19.6%
Percent of Original List Price Received*	94.0%	<b>101.1%</b>	+ 7.6%	94.6%	<b>99.3%</b>	+ 5.0%
Percent of List Price Received*	96.5%	<b>101.1%</b>	+ 4.8%	95.9%	<b>100.6%</b>	+ 4.9%
Inventory of Homes for Sale	30	7	- 76.7%	--	--	--
Months Supply of Inventory	3.8	<b>0.8</b>	- 78.9%	--	--	--

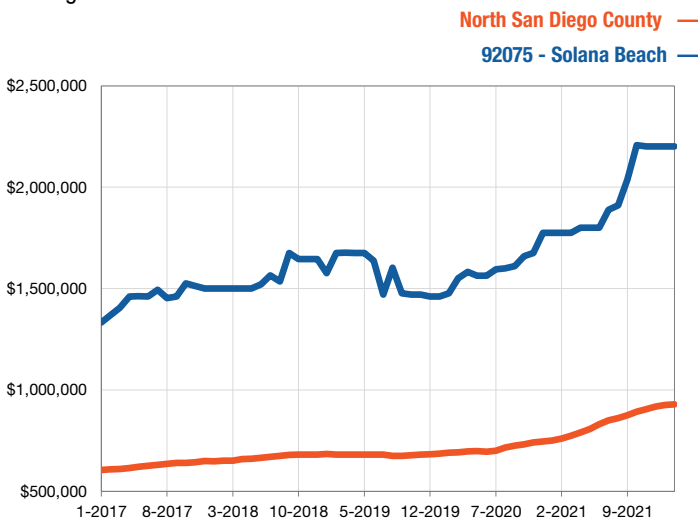
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Attached Single-Family

Key Metrics	February			Rolling 12 Months		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	14	6	- 57.1%	144	132	- 8.3%
Pending Sales	9	6	- 33.3%	100	126	+ 26.0%
Closed Sales	6	4	- 33.3%	97	131	+ 35.1%
Days on Market Until Sale	50	6	- 88.0%	38	18	- 52.6%
Median Sales Price*	\$1,040,000	<b>\$1,427,500</b>	+ 37.3%	\$965,250	<b>\$1,302,888</b>	+ 35.0%
Average Sales Price*	\$1,183,333	<b>\$1,347,472</b>	+ 13.9%	\$1,056,427	<b>\$1,331,015</b>	+ 26.0%
Percent of Original List Price Received*	95.1%	<b>103.5%</b>	+ 8.8%	96.3%	<b>99.7%</b>	+ 3.5%
Percent of List Price Received*	97.3%	<b>101.6%</b>	+ 4.4%	97.8%	<b>100.6%</b>	+ 2.9%
Inventory of Homes for Sale	18	5	- 72.2%	--	--	--
Months Supply of Inventory	2.2	<b>0.5</b>	- 77.3%	--	--	--

\* 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

