

Local Market Update for April 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92064 - Poway

North San Diego County

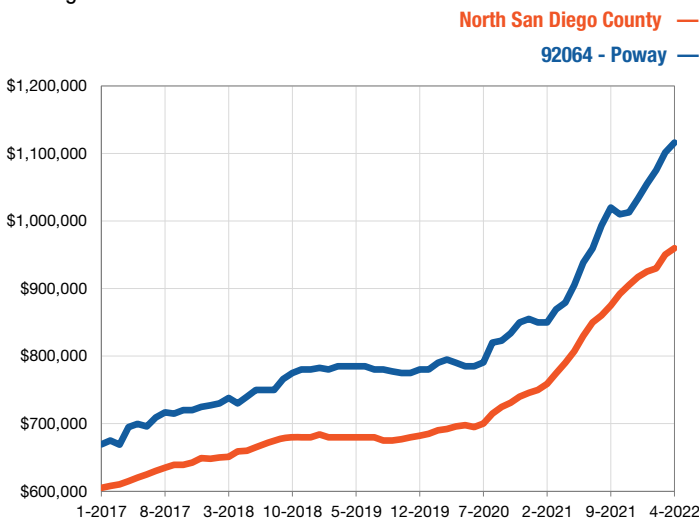
Detached Single-Family	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
Key Metrics						
New Listings	58	64	+ 10.3%	645	618	- 4.2%
Pending Sales	61	54	- 11.5%	575	551	- 4.2%
Closed Sales	53	43	- 18.9%	551	547	- 0.7%
Days on Market Until Sale	14	8	- 42.9%	19	12	- 36.8%
Median Sales Price*	\$1,035,000	\$1,165,000	+ 12.6%	\$879,000	\$1,116,000	+ 27.0%
Average Sales Price*	\$1,280,308	\$1,331,624	+ 4.0%	\$1,070,242	\$1,304,596	+ 21.9%
Percent of Original List Price Received*	103.8%	110.2%	+ 6.2%	100.1%	105.3%	+ 5.2%
Percent of List Price Received*	101.7%	106.9%	+ 5.1%	100.4%	104.2%	+ 3.8%
Inventory of Homes for Sale	53	37	- 30.2%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

* 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.

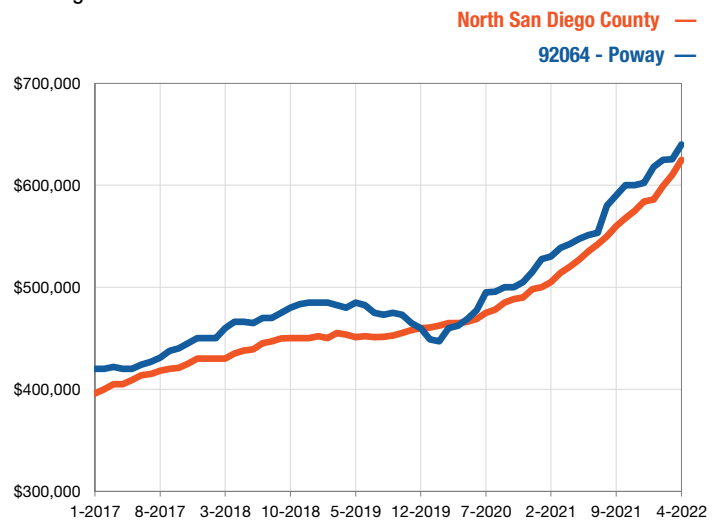
Attached Single-Family	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
Key Metrics						
New Listings	9	6	- 33.3%	63	88	+ 39.7%
Pending Sales	8	4	- 50.0%	57	77	+ 35.1%
Closed Sales	4	5	+ 25.0%	52	75	+ 44.2%
Days on Market Until Sale	6	9	+ 50.0%	14	12	- 14.3%
Median Sales Price*	\$565,500	\$735,000	+ 30.0%	\$542,500	\$640,000	+ 18.0%
Average Sales Price*	\$529,000	\$699,400	+ 32.2%	\$528,712	\$620,748	+ 17.4%
Percent of Original List Price Received*	105.4%	113.1%	+ 7.3%	100.2%	104.1%	+ 3.9%
Percent of List Price Received*	101.8%	113.1%	+ 11.1%	100.4%	104.5%	+ 4.1%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 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.

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

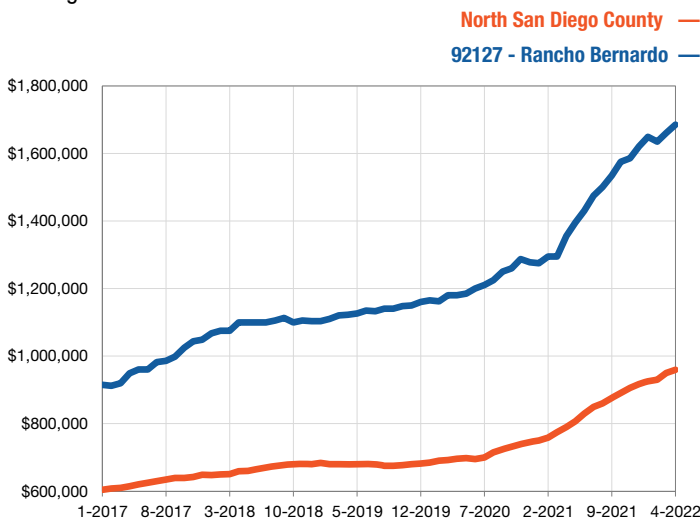
Detached Single-Family Key Metrics	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	86	51	- 40.7%	739	542	- 26.7%
Pending Sales	81	45	- 44.4%	675	477	- 29.3%
Closed Sales	69	29	- 58.0%	643	509	- 20.8%
Days on Market Until Sale	9	6	- 33.3%	20	10	- 50.0%
Median Sales Price*	\$1,550,000	\$2,550,000	+ 64.5%	\$1,355,000	\$1,685,000	+ 24.4%
Average Sales Price*	\$1,815,486	\$2,696,210	+ 48.5%	\$1,545,617	\$1,912,412	+ 23.7%
Percent of Original List Price Received*	107.1%	109.4%	+ 2.1%	100.8%	106.4%	+ 5.6%
Percent of List Price Received*	105.3%	106.8%	+ 1.4%	100.7%	105.1%	+ 4.4%
Inventory of Homes for Sale	46	36	- 21.7%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

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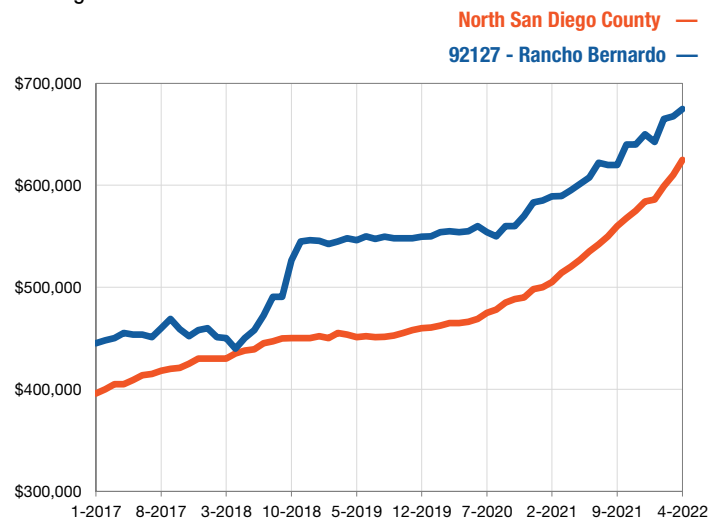
Attached Single-Family Key Metrics	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	39	22	- 43.6%	317	249	- 21.5%
Pending Sales	34	22	- 35.3%	286	237	- 17.1%
Closed Sales	26	13	- 50.0%	267	251	- 6.0%
Days on Market Until Sale	11	6	- 45.5%	16	9	- 43.8%
Median Sales Price*	\$662,500	\$905,000	+ 36.6%	\$595,000	\$675,000	+ 13.4%
Average Sales Price*	\$658,909	\$950,192	+ 44.2%	\$602,241	\$722,406	+ 20.0%
Percent of Original List Price Received*	106.1%	109.9%	+ 3.6%	101.2%	105.8%	+ 4.5%
Percent of List Price Received*	104.1%	107.8%	+ 3.6%	101.1%	104.9%	+ 3.8%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

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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 April 2022

Provided by the North San Diego County REALTORS®.

92128 - Rancho Bernardo

North San Diego County

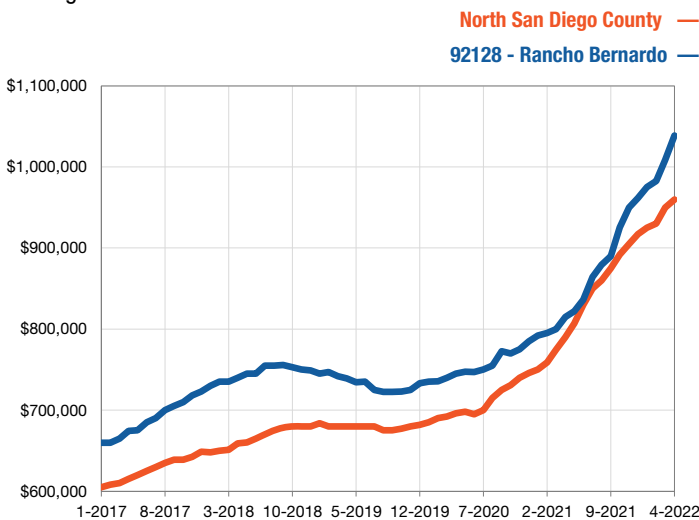
Detached Single-Family	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
Key Metrics						
New Listings	69	50	- 27.5%	656	537	- 18.1%
Pending Sales	60	37	- 38.3%	604	493	- 18.4%
Closed Sales	42	38	- 9.5%	569	514	- 9.7%
Days on Market Until Sale	6	6	0.0%	14	10	- 28.6%
Median Sales Price*	\$890,000	\$1,265,000	+ 42.1%	\$814,950	\$1,038,750	+ 27.5%
Average Sales Price*	\$933,169	\$1,245,803	+ 33.5%	\$847,377	\$1,110,692	+ 31.1%
Percent of Original List Price Received*	105.5%	110.4%	+ 4.6%	100.9%	106.0%	+ 5.1%
Percent of List Price Received*	104.8%	107.2%	+ 2.3%	101.0%	105.0%	+ 4.0%
Inventory of Homes for Sale	40	28	- 30.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

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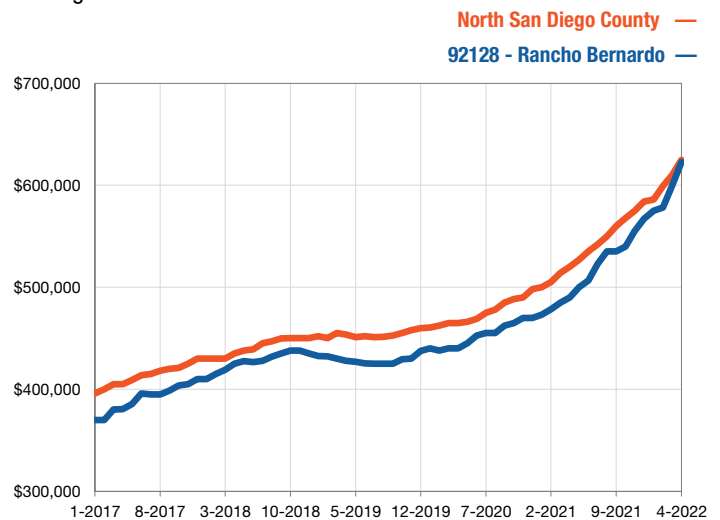
Attached Single-Family	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
Key Metrics						
New Listings	55	46	- 16.4%	477	484	+ 1.5%
Pending Sales	49	34	- 30.6%	439	444	+ 1.1%
Closed Sales	47	40	- 14.9%	415	458	+ 10.4%
Days on Market Until Sale	9	10	+ 11.1%	13	11	- 15.4%
Median Sales Price*	\$535,000	\$722,500	+ 35.0%	\$490,000	\$622,750	+ 27.1%
Average Sales Price*	\$537,438	\$751,413	+ 39.8%	\$504,542	\$621,739	+ 23.2%
Percent of Original List Price Received*	104.9%	107.7%	+ 2.7%	101.0%	104.2%	+ 3.2%
Percent of List Price Received*	103.9%	105.9%	+ 1.9%	101.1%	103.6%	+ 2.5%
Inventory of Homes for Sale	34	26	- 23.5%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--

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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 April 2022

Provided by the North San Diego County REALTORS®.

92129 - Rancho Penasquitos

North San Diego County

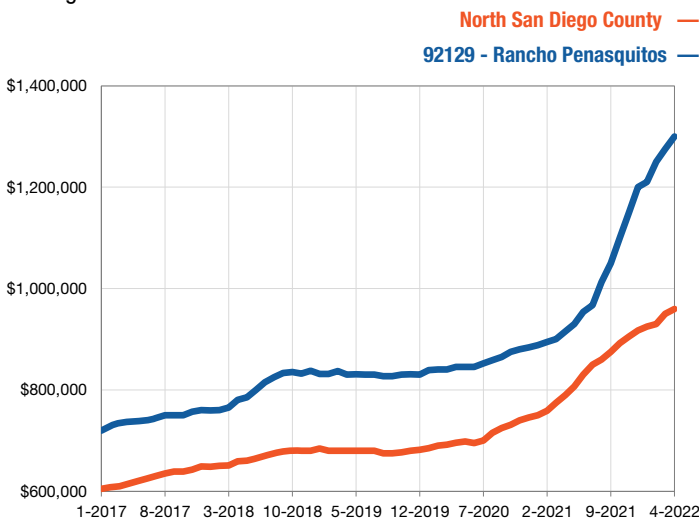
Detached Single-Family	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
Key Metrics						
New Listings	31	43	+ 38.7%	346	368	+ 6.4%
Pending Sales	28	38	+ 35.7%	327	337	+ 3.1%
Closed Sales	22	30	+ 36.4%	317	332	+ 4.7%
Days on Market Until Sale	7	6	- 14.3%	15	8	- 46.7%
Median Sales Price*	\$1,021,000	\$1,485,000	+ 45.4%	\$915,500	\$1,300,000	+ 42.0%
Average Sales Price*	\$1,099,727	\$1,532,728	+ 39.4%	\$949,194	\$1,330,471	+ 40.2%
Percent of Original List Price Received*	111.0%	111.0%	0.0%	102.3%	109.8%	+ 7.3%
Percent of List Price Received*	108.5%	110.3%	+ 1.7%	101.9%	107.9%	+ 5.9%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--

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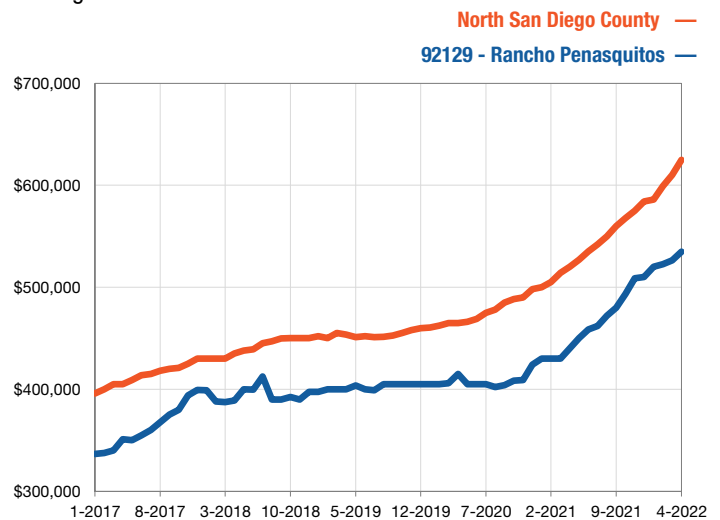
Attached Single-Family	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
Key Metrics						
New Listings	13	15	+ 15.4%	178	166	- 6.7%
Pending Sales	18	16	- 11.1%	174	155	- 10.9%
Closed Sales	22	10	- 54.5%	163	157	- 3.7%
Days on Market Until Sale	9	7	- 22.2%	15	9	- 40.0%
Median Sales Price*	\$548,500	\$677,500	+ 23.5%	\$440,100	\$535,000	+ 21.6%
Average Sales Price*	\$576,232	\$816,000	+ 41.6%	\$489,948	\$615,375	+ 25.6%
Percent of Original List Price Received*	105.3%	113.8%	+ 8.1%	101.5%	105.2%	+ 3.6%
Percent of List Price Received*	102.5%	109.4%	+ 6.7%	101.1%	104.0%	+ 2.9%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--

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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 April 2022

Provided by the North San Diego County REALTORS®.

92130 - Carmel Valley

North San Diego County

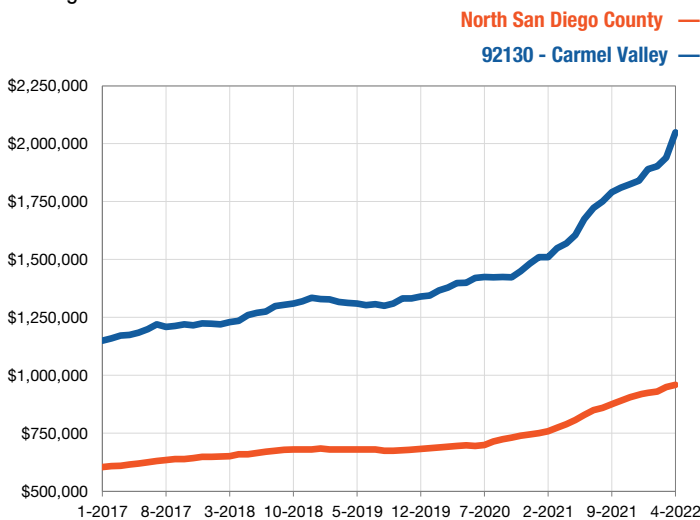
Detached Single-Family	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
Key Metrics						
New Listings	61	31	- 49.2%	642	464	- 27.7%
Pending Sales	54	24	- 55.6%	555	425	- 23.4%
Closed Sales	52	31	- 40.4%	536	458	- 14.6%
Days on Market Until Sale	13	5	- 61.5%	23	11	- 52.2%
Median Sales Price*	\$1,800,000	\$2,400,000	+ 33.3%	\$1,570,000	\$2,050,000	+ 30.6%
Average Sales Price*	\$2,043,872	\$2,612,441	+ 27.8%	\$1,736,430	\$2,246,511	+ 29.4%
Percent of Original List Price Received*	105.0%	110.1%	+ 4.9%	99.5%	106.8%	+ 7.3%
Percent of List Price Received*	103.6%	108.9%	+ 5.1%	99.9%	105.6%	+ 5.7%
Inventory of Homes for Sale	55	25	- 54.5%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--

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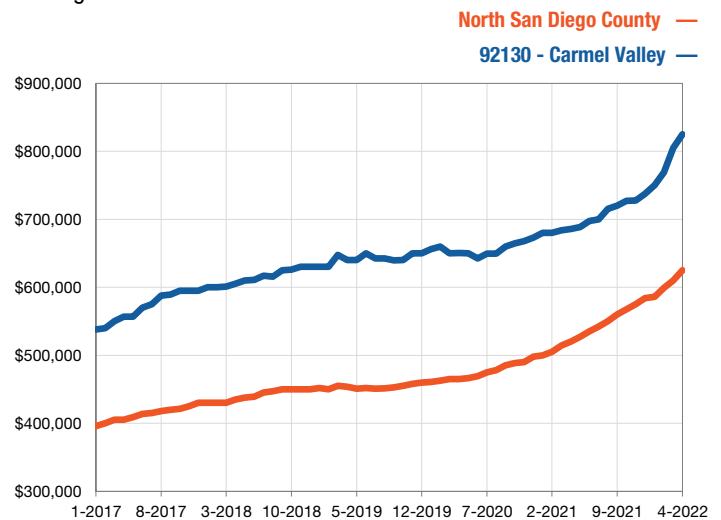
Attached Single-Family	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
Key Metrics						
New Listings	16	24	+ 50.0%	314	258	- 17.8%
Pending Sales	16	23	+ 43.8%	253	245	- 3.2%
Closed Sales	22	24	+ 9.1%	246	241	- 2.0%
Days on Market Until Sale	7	6	- 14.3%	18	12	- 33.3%
Median Sales Price*	\$698,750	\$1,076,300	+ 54.0%	\$685,500	\$825,000	+ 20.4%
Average Sales Price*	\$721,900	\$1,207,062	+ 67.2%	\$703,241	\$907,752	+ 29.1%
Percent of Original List Price Received*	104.9%	110.7%	+ 5.5%	100.0%	106.5%	+ 6.5%
Percent of List Price Received*	103.2%	106.9%	+ 3.6%	100.3%	105.6%	+ 5.3%
Inventory of Homes for Sale	27	13	- 51.9%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--

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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 April 2022

Provided by the North San Diego County REALTORS®.

92131 - Scripps Miramar

Metro San Diego County

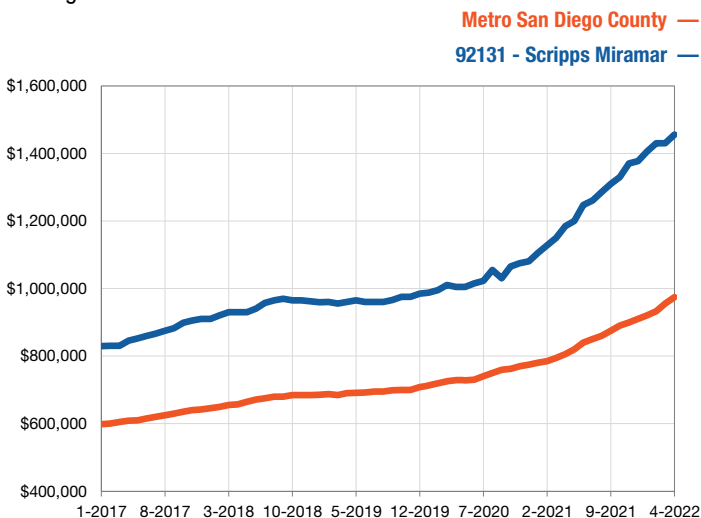
Detached Single-Family	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
Key Metrics						
New Listings	31	33	+ 6.5%	339	301	- 11.2%
Pending Sales	27	28	+ 3.7%	303	267	- 11.9%
Closed Sales	22	16	- 27.3%	302	266	- 11.9%
Days on Market Until Sale	11	8	- 27.3%	15	9	- 40.0%
Median Sales Price*	\$1,372,500	\$2,122,500	+ 54.6%	\$1,185,000	\$1,456,050	+ 22.9%
Average Sales Price*	\$1,386,614	\$2,079,875	+ 50.0%	\$1,217,937	\$1,576,752	+ 29.5%
Percent of Original List Price Received*	106.8%	111.9%	+ 4.8%	101.3%	107.0%	+ 5.6%
Percent of List Price Received*	103.8%	105.2%	+ 1.3%	101.1%	104.2%	+ 3.1%
Inventory of Homes for Sale	19	24	+ 26.3%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

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Attached Single-Family	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
Key Metrics						
New Listings	18	18	0.0%	210	219	+ 4.3%
Pending Sales	13	15	+ 15.4%	189	207	+ 9.5%
Closed Sales	11	19	+ 72.7%	184	205	+ 11.4%
Days on Market Until Sale	7	7	0.0%	14	10	- 28.6%
Median Sales Price*	\$655,000	\$825,000	+ 26.0%	\$572,500	\$701,000	+ 22.4%
Average Sales Price*	\$677,057	\$842,816	+ 24.5%	\$565,813	\$729,763	+ 29.0%
Percent of Original List Price Received*	106.0%	111.4%	+ 5.1%	101.2%	105.7%	+ 4.4%
Percent of List Price Received*	104.4%	109.6%	+ 5.0%	101.2%	104.2%	+ 3.0%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--

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



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

