

# Local Market Update for April 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92007 - Cardiff

North San Diego County

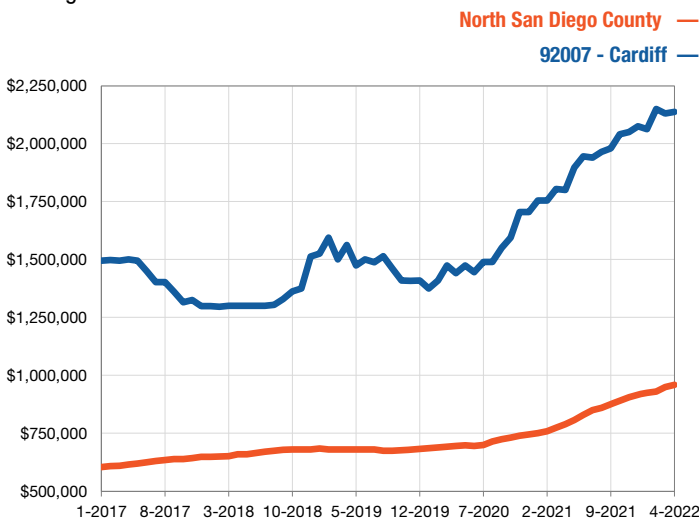
Detached Single-Family Key Metrics	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	12	9	- 25.0%	184	84	- 54.3%
Pending Sales	7	4	- 42.9%	131	70	- 46.6%
Closed Sales	7	6	- 14.3%	123	75	- 39.0%
Days on Market Until Sale	11	4	- 63.6%	30	20	- 33.3%
Median Sales Price*	\$1,749,000	<b>\$2,115,000</b>	+ 20.9%	\$1,800,000	<b>\$2,137,155</b>	+ 18.7%
Average Sales Price*	\$2,051,071	<b>\$2,097,500</b>	+ 2.3%	\$1,995,476	<b>\$2,323,988</b>	+ 16.5%
Percent of Original List Price Received*	103.4%	<b>110.0%</b>	+ 6.4%	97.7%	<b>99.9%</b>	+ 2.3%
Percent of List Price Received*	103.7%	<b>104.0%</b>	+ 0.3%	99.5%	<b>101.0%</b>	+ 1.5%
Inventory of Homes for Sale	21	10	- 52.4%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--

\* 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.

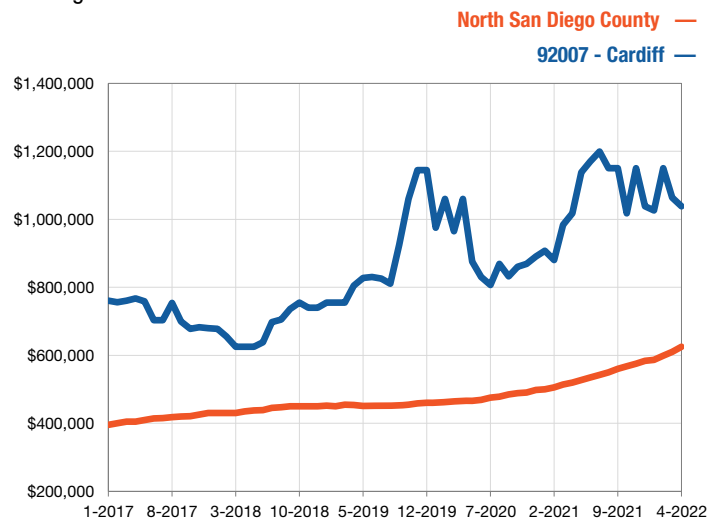
Attached Single-Family Key Metrics	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	10	5	- 50.0%	88	56	- 36.4%
Pending Sales	3	2	- 33.3%	75	51	- 32.0%
Closed Sales	9	5	- 44.4%	75	52	- 30.7%
Days on Market Until Sale	12	11	- 8.3%	23	9	- 60.9%
Median Sales Price*	\$1,150,000	<b>\$1,000,000</b>	- 13.0%	\$1,017,500	<b>\$1,038,000</b>	+ 2.0%
Average Sales Price*	\$1,268,111	<b>\$1,659,900</b>	+ 30.9%	\$1,208,506	<b>\$1,458,181</b>	+ 20.7%
Percent of Original List Price Received*	101.2%	<b>107.2%</b>	+ 5.9%	99.0%	<b>103.9%</b>	+ 4.9%
Percent of List Price Received*	102.1%	<b>103.7%</b>	+ 1.6%	100.2%	<b>103.6%</b>	+ 3.4%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--

\* 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 April 2022

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92008 - Carlsbad

North San Diego County

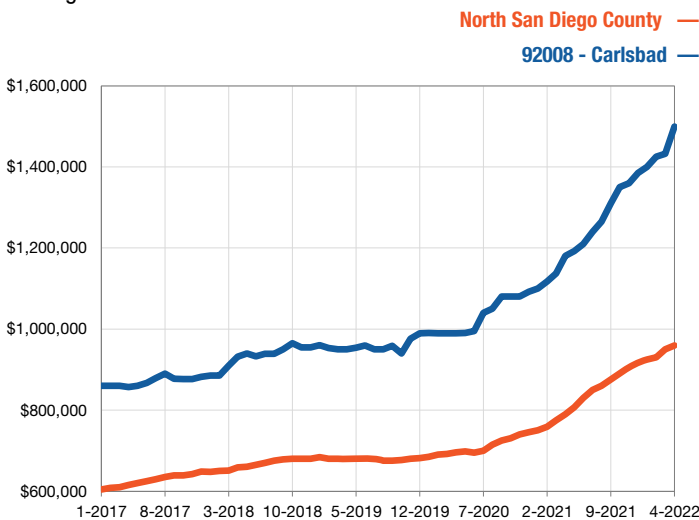
Detached Single-Family Key Metrics	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	35	17	- 51.4%	361	238	- 34.1%
Pending Sales	23	14	- 39.1%	277	223	- 19.5%
Closed Sales	26	16	- 38.5%	264	240	- 9.1%
Days on Market Until Sale	34	18	- 47.1%	25	18	- 28.0%
Median Sales Price*	\$1,323,000	\$1,902,500	+ 43.8%	\$1,180,750	\$1,500,000	+ 27.0%
Average Sales Price*	\$1,559,786	\$2,334,063	+ 49.6%	\$1,386,570	\$1,678,472	+ 21.1%
Percent of Original List Price Received*	102.8%	105.7%	+ 2.8%	99.0%	103.1%	+ 4.1%
Percent of List Price Received*	102.7%	105.5%	+ 2.7%	99.8%	103.3%	+ 3.5%
Inventory of Homes for Sale	49	19	- 61.2%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--

\* 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.

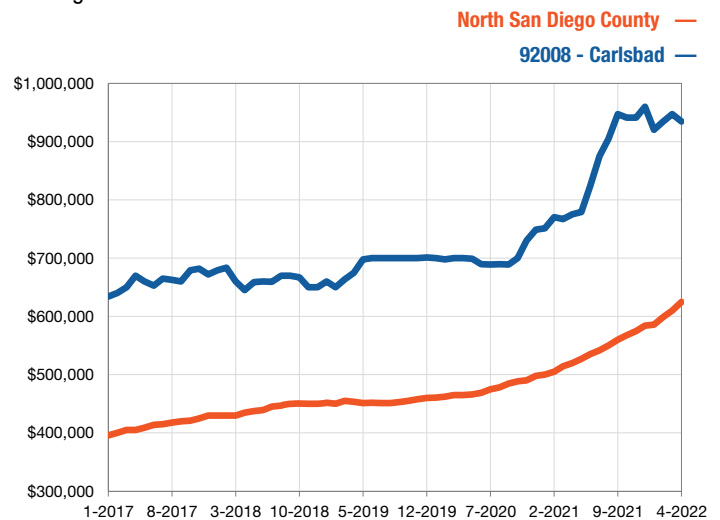
Attached Single-Family Key Metrics	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	15	8	- 46.7%	185	156	- 15.7%
Pending Sales	16	7	- 56.3%	148	134	- 9.5%
Closed Sales	17	9	- 47.1%	144	134	- 6.9%
Days on Market Until Sale	26	28	+ 7.7%	45	20	- 55.6%
Median Sales Price*	\$1,000,000	\$990,000	- 1.0%	\$775,000	\$934,500	+ 20.6%
Average Sales Price*	\$1,119,176	\$1,081,778	- 3.3%	\$911,942	\$1,198,192	+ 31.4%
Percent of Original List Price Received*	100.2%	103.1%	+ 2.9%	98.4%	102.8%	+ 4.5%
Percent of List Price Received*	101.2%	100.7%	- 0.5%	99.4%	102.7%	+ 3.3%
Inventory of Homes for Sale	26	17	- 34.6%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--

\* 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 April 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92009 - Carlsbad

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	73	44	- 39.7%	731	474	- 35.2%
Pending Sales	61	31	- 49.2%	644	431	- 33.1%
Closed Sales	76	31	- 59.2%	616	452	- 26.6%
Days on Market Until Sale	7	7	0.0%	18	11	- 38.9%
Median Sales Price*	\$1,412,500	<b>\$2,060,000</b>	+ 45.8%	\$1,205,000	<b>\$1,650,000</b>	+ 36.9%
Average Sales Price*	\$1,480,468	<b>\$2,156,068</b>	+ 45.6%	\$1,259,288	<b>\$1,707,043</b>	+ 35.6%
Percent of Original List Price Received*	107.3%	<b>112.8%</b>	+ 5.1%	101.0%	<b>106.0%</b>	+ 5.0%
Percent of List Price Received*	106.1%	<b>112.8%</b>	+ 6.3%	101.3%	<b>105.8%</b>	+ 4.4%
Inventory of Homes for Sale	75	23	- 69.3%	--	--	--
Months Supply of Inventory	1.4	0.6	- 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.

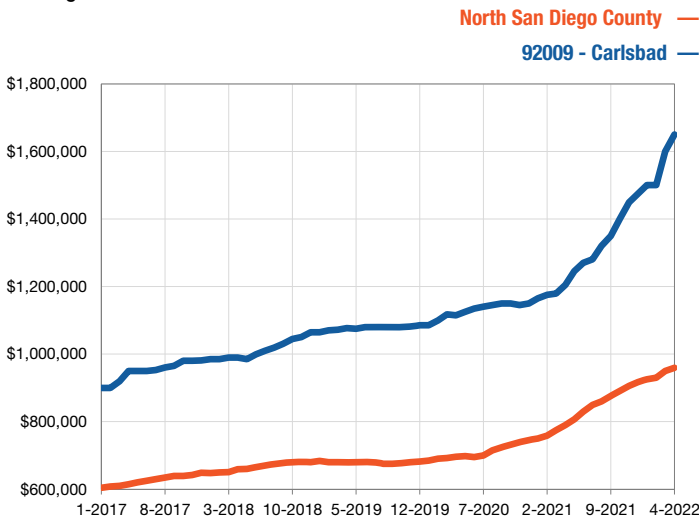
### Attached Single-Family

Key Metrics	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	34	36	+ 5.9%	358	336	- 6.1%
Pending Sales	27	29	+ 7.4%	337	315	- 6.5%
Closed Sales	34	27	- 20.6%	323	311	- 3.7%
Days on Market Until Sale	12	13	+ 8.3%	24	14	- 41.7%
Median Sales Price*	\$597,000	<b>\$840,000</b>	+ 40.7%	\$550,000	<b>\$700,000</b>	+ 27.3%
Average Sales Price*	\$621,245	<b>\$885,517</b>	+ 42.5%	\$590,266	<b>\$750,664</b>	+ 27.2%
Percent of Original List Price Received*	103.3%	<b>108.6%</b>	+ 5.1%	100.1%	<b>103.8%</b>	+ 3.7%
Percent of List Price Received*	103.7%	<b>106.8%</b>	+ 3.0%	100.3%	<b>103.6%</b>	+ 3.3%
Inventory of Homes for Sale	36	19	- 47.2%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--

\* 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.

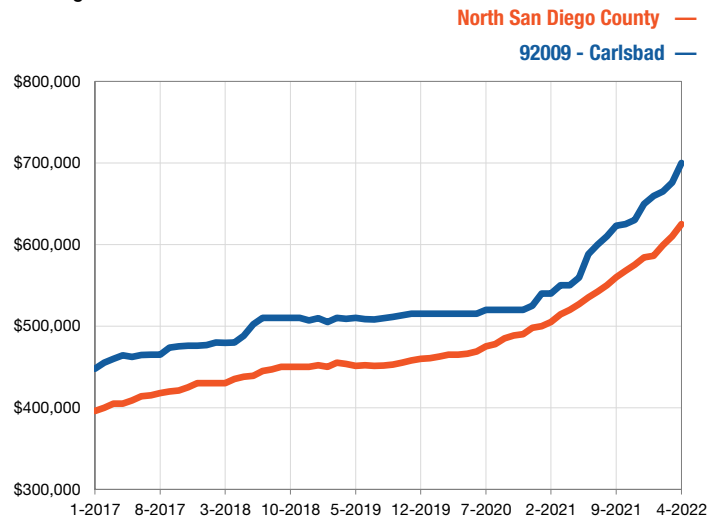
### Median Sales Price – Detached Single-Family

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®.

## 92010 - Carlsbad

North San Diego County

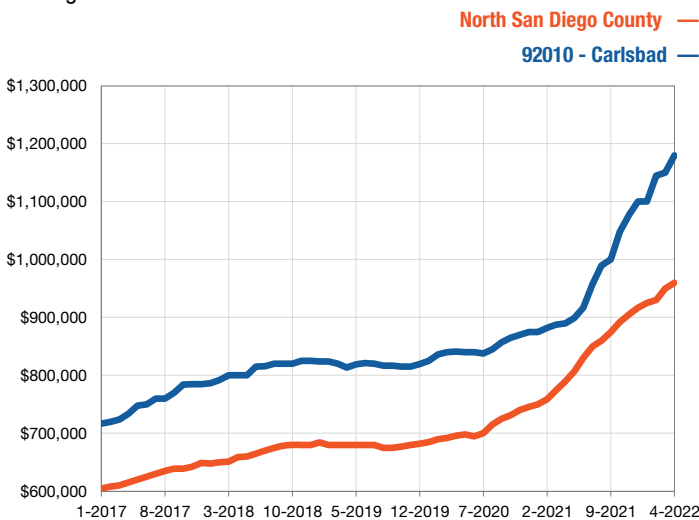
Detached Single-Family Key Metrics	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	16	23	+ 43.8%	197	201	+ 2.0%
Pending Sales	17	17	0.0%	185	183	- 1.1%
Closed Sales	13	9	- 30.8%	183	183	0.0%
Days on Market Until Sale	14	5	- 64.3%	21	11	- 47.6%
Median Sales Price*	\$1,000,000	\$1,570,000	+ 57.0%	\$890,000	\$1,180,000	+ 32.6%
Average Sales Price*	\$1,222,038	\$1,765,556	+ 44.5%	\$917,938	\$1,136,954	+ 23.9%
Percent of Original List Price Received*	105.3%	116.2%	+ 10.4%	100.4%	105.1%	+ 4.7%
Percent of List Price Received*	104.6%	114.7%	+ 9.7%	100.5%	105.3%	+ 4.8%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--

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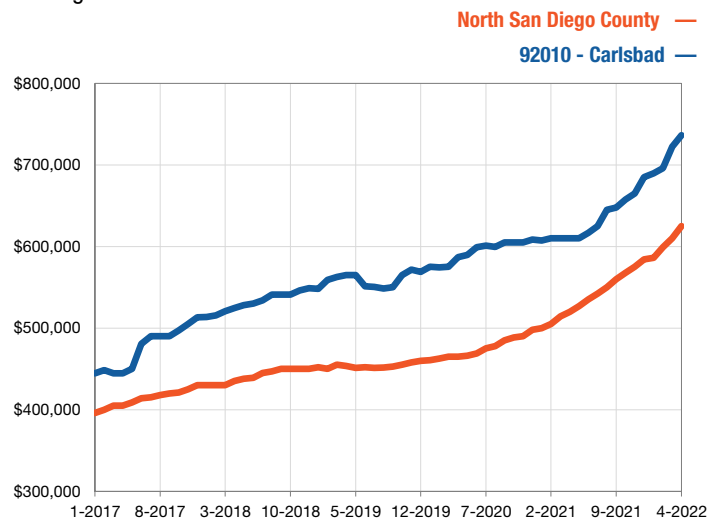
Attached Single-Family Key Metrics	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	5	2	- 60.0%	109	89	- 18.3%
Pending Sales	6	4	- 33.3%	109	81	- 25.7%
Closed Sales	10	5	- 50.0%	112	80	- 28.6%
Days on Market Until Sale	4	17	+ 325.0%	15	10	- 33.3%
Median Sales Price*	\$692,500	\$945,000	+ 36.5%	\$610,000	\$736,500	+ 20.7%
Average Sales Price*	\$668,200	\$881,000	+ 31.8%	\$608,739	\$741,938	+ 21.9%
Percent of Original List Price Received*	104.8%	106.1%	+ 1.2%	100.3%	104.5%	+ 4.2%
Percent of List Price Received*	103.5%	101.8%	- 1.6%	100.6%	104.4%	+ 3.8%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	0.0	- 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 April 2022

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92011 - Carlsbad

North San Diego County

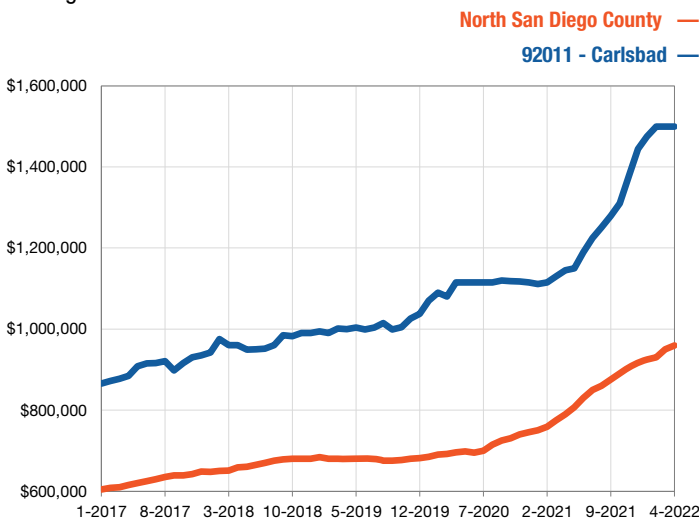
Detached Single-Family Key Metrics	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	29	19	- 34.5%	388	248	- 36.1%
Pending Sales	15	12	- 20.0%	350	223	- 36.3%
Closed Sales	21	18	- 14.3%	347	226	- 34.9%
Days on Market Until Sale	21	12	- 42.9%	28	16	- 42.9%
Median Sales Price*	\$1,665,000	<b>\$1,550,000</b>	- 6.9%	\$1,145,000	<b>\$1,500,000</b>	+ 31.0%
Average Sales Price*	\$1,425,848	<b>\$1,648,444</b>	+ 15.6%	\$1,098,033	<b>\$1,459,877</b>	+ 33.0%
Percent of Original List Price Received*	99.9%	<b>110.7%</b>	+ 10.8%	97.7%	<b>104.7%</b>	+ 7.2%
Percent of List Price Received*	101.2%	<b>111.0%</b>	+ 9.7%	99.0%	<b>104.4%</b>	+ 5.5%
Inventory of Homes for Sale	36	16	- 55.6%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--

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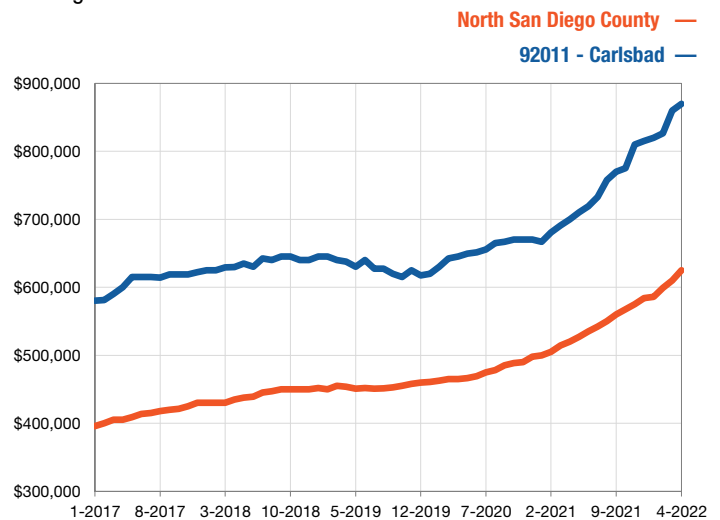
Attached Single-Family Key Metrics	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	13	7	- 46.2%	117	104	- 11.1%
Pending Sales	9	9	0.0%	109	104	- 4.6%
Closed Sales	8	11	+ 37.5%	105	102	- 2.9%
Days on Market Until Sale	4	7	+ 75.0%	16	9	- 43.8%
Median Sales Price*	\$816,500	<b>\$945,000</b>	+ 15.7%	\$700,000	<b>\$870,000</b>	+ 24.3%
Average Sales Price*	\$885,000	<b>\$1,044,545</b>	+ 18.0%	\$734,949	<b>\$908,652</b>	+ 23.6%
Percent of Original List Price Received*	104.1%	<b>109.7%</b>	+ 5.4%	100.4%	<b>105.1%</b>	+ 4.7%
Percent of List Price Received*	102.8%	<b>110.6%</b>	+ 7.6%	100.5%	<b>104.8%</b>	+ 4.3%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	0.8	0.2	- 75.0%	--	--	--

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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

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92024 - Encinitas

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	50	39	- 22.0%	695	508	- 26.9%
Pending Sales	52	36	- 30.8%	595	427	- 28.2%
Closed Sales	57	38	- 33.3%	573	446	- 22.2%
Days on Market Until Sale	15	14	- 6.7%	29	19	- 34.5%
Median Sales Price*	\$1,750,000	<b>\$2,336,250</b>	+ 33.5%	\$1,524,500	<b>\$1,875,000</b>	+ 23.0%
Average Sales Price*	\$2,048,495	<b>\$2,599,822</b>	+ 26.9%	\$1,720,508	<b>\$2,211,632</b>	+ 28.5%
Percent of Original List Price Received*	104.5%	<b>107.2%</b>	+ 2.6%	98.2%	<b>103.3%</b>	+ 5.2%
Percent of List Price Received*	103.9%	<b>107.2%</b>	+ 3.2%	99.4%	<b>103.6%</b>	+ 4.2%
Inventory of Homes for Sale	75	28	- 62.7%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--

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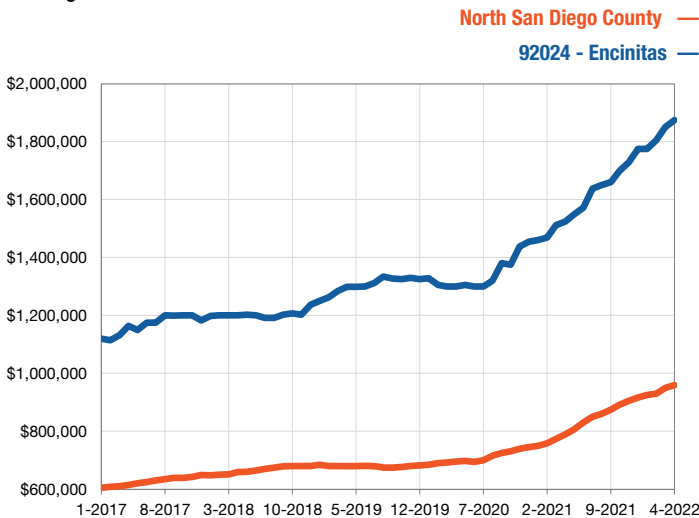
### Attached Single-Family

Key Metrics	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	23	10	- 56.5%	229	206	- 10.0%
Pending Sales	21	11	- 47.6%	206	189	- 8.3%
Closed Sales	21	19	- 9.5%	197	201	+ 2.0%
Days on Market Until Sale	14	6	- 57.1%	21	11	- 47.6%
Median Sales Price*	\$800,000	<b>\$1,200,000</b>	+ 50.0%	\$717,000	<b>\$1,000,000</b>	+ 39.5%
Average Sales Price*	\$1,197,882	<b>\$1,260,289</b>	+ 5.2%	\$864,358	<b>\$1,187,979</b>	+ 37.4%
Percent of Original List Price Received*	101.0%	<b>109.8%</b>	+ 8.7%	99.7%	<b>104.1%</b>	+ 4.4%
Percent of List Price Received*	100.6%	<b>107.6%</b>	+ 7.0%	100.2%	<b>103.9%</b>	+ 3.7%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

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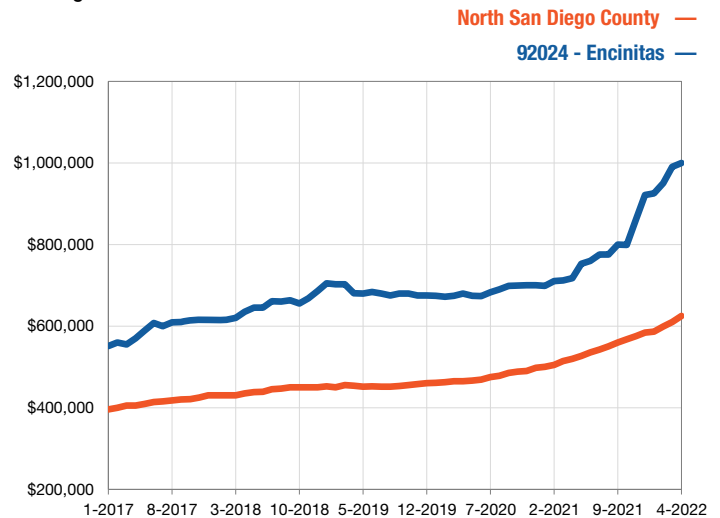
### Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



### Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation



# Local Market Update for April 2022

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92054 - Oceanside

North San Diego County

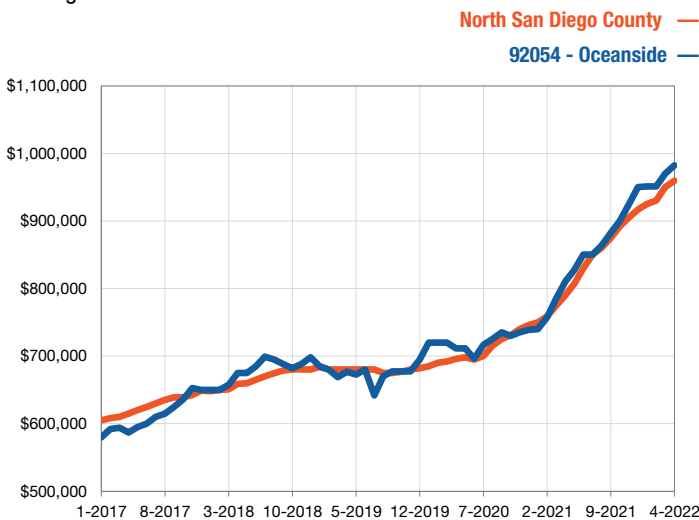
Detached Single-Family Key Metrics	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	30	33	+ 10.0%	374	350	- 6.4%
Pending Sales	19	28	+ 47.4%	303	290	- 4.3%
Closed Sales	28	23	- 17.9%	309	282	- 8.7%
Days on Market Until Sale	17	26	+ 52.9%	29	17	- 41.4%
Median Sales Price*	\$903,500	\$1,225,000	+ 35.6%	\$810,350	\$982,500	+ 21.2%
Average Sales Price*	\$1,183,232	\$1,185,261	+ 0.2%	\$928,406	\$1,122,078	+ 20.9%
Percent of Original List Price Received*	103.9%	104.5%	+ 0.6%	99.1%	102.7%	+ 3.6%
Percent of List Price Received*	103.5%	105.2%	+ 1.6%	100.0%	102.7%	+ 2.7%
Inventory of Homes for Sale	47	31	- 34.0%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--

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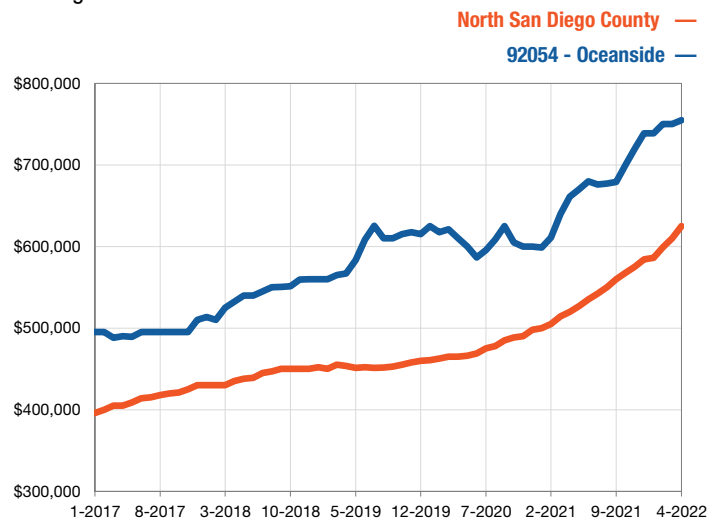
Attached Single-Family Key Metrics	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	26	18	- 30.8%	267	216	- 19.1%
Pending Sales	15	13	- 13.3%	243	184	- 24.3%
Closed Sales	25	13	- 48.0%	240	187	- 22.1%
Days on Market Until Sale	41	8	- 80.5%	41	19	- 53.7%
Median Sales Price*	\$810,000	\$791,212	- 2.3%	\$661,000	\$755,000	+ 14.2%
Average Sales Price*	\$831,966	\$834,965	+ 0.4%	\$750,570	\$820,142	+ 9.3%
Percent of Original List Price Received*	100.4%	102.7%	+ 2.3%	97.7%	101.2%	+ 3.6%
Percent of List Price Received*	99.6%	102.3%	+ 2.7%	98.3%	101.3%	+ 3.1%
Inventory of Homes for Sale	25	15	- 40.0%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--

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



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





# Local Market Update for April 2022

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92056 - Oceanside

North San Diego County

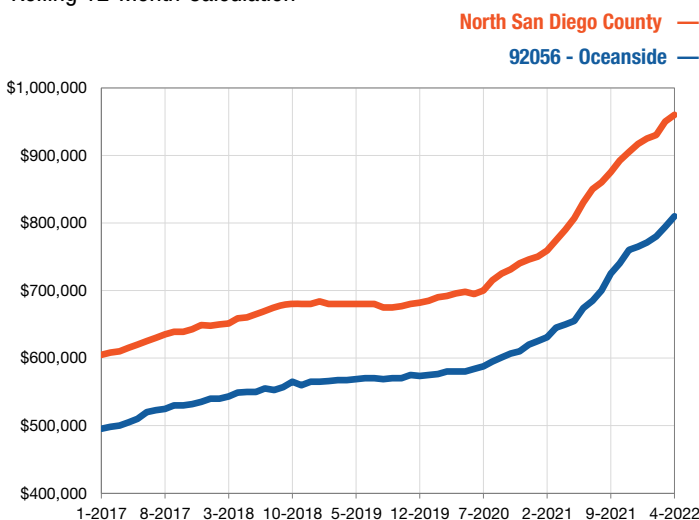
Detached Single-Family	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
<b>Key Metrics</b>						
New Listings	46	43	- 6.5%	587	575	- 2.0%
Pending Sales	45	27	- 40.0%	546	528	- 3.3%
Closed Sales	49	47	- 4.1%	534	542	+ 1.5%
Days on Market Until Sale	10	7	- 30.0%	13	10	- 23.1%
Median Sales Price*	\$720,000	<b>\$945,000</b>	+ 31.3%	\$650,000	<b>\$810,000</b>	+ 24.6%
Average Sales Price*	\$691,220	<b>\$986,989</b>	+ 42.8%	\$646,422	<b>\$828,520</b>	+ 28.2%
Percent of Original List Price Received*	106.3%	<b>107.8%</b>	+ 1.4%	101.8%	<b>105.0%</b>	+ 3.1%
Percent of List Price Received*	105.3%	<b>106.7%</b>	+ 1.3%	101.7%	<b>104.3%</b>	+ 2.6%
Inventory of Homes for Sale	45	32	- 28.9%	--	--	--
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.

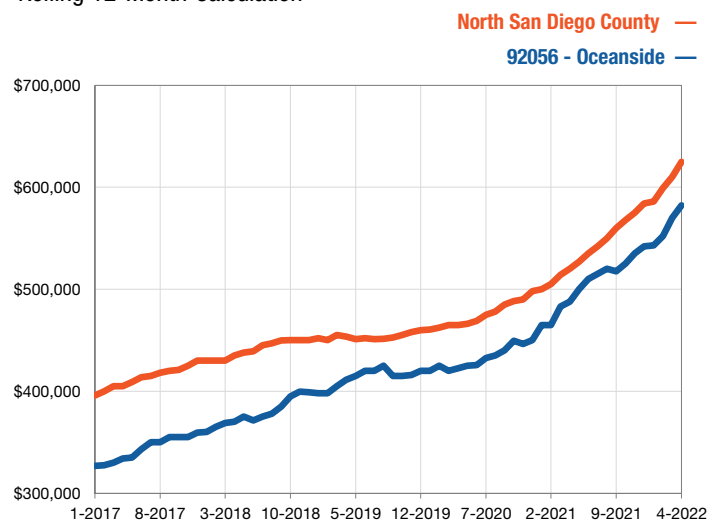
Attached Single-Family	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
<b>Key Metrics</b>						
New Listings	32	33	+ 3.1%	349	326	- 6.6%
Pending Sales	27	28	+ 3.7%	337	303	- 10.1%
Closed Sales	30	18	- 40.0%	323	302	- 6.5%
Days on Market Until Sale	9	10	+ 11.1%	19	10	- 47.4%
Median Sales Price*	\$519,500	<b>\$692,500</b>	+ 33.3%	\$487,900	<b>\$582,500</b>	+ 19.4%
Average Sales Price*	\$536,228	<b>\$761,011</b>	+ 41.9%	\$497,198	<b>\$618,412</b>	+ 24.4%
Percent of Original List Price Received*	102.9%	<b>109.1%</b>	+ 6.0%	100.7%	<b>103.6%</b>	+ 2.9%
Percent of List Price Received*	102.9%	<b>108.9%</b>	+ 5.8%	100.6%	<b>103.2%</b>	+ 2.6%
Inventory of Homes for Sale	24	17	- 29.2%	--	--	--
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.

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®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92057 - Oceanside

North San Diego County

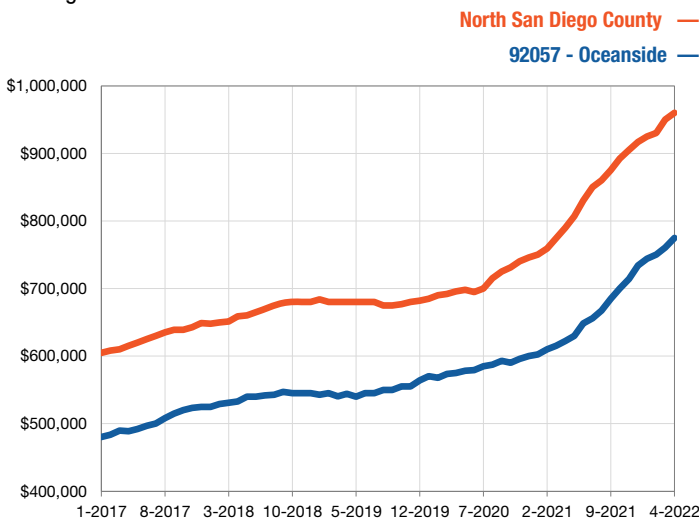
Detached Single-Family	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
<b>Key Metrics</b>						
New Listings	68	60	- 11.8%	699	728	+ 4.1%
Pending Sales	50	51	+ 2.0%	685	651	- 5.0%
Closed Sales	55	59	+ 7.3%	676	652	- 3.6%
Days on Market Until Sale	12	10	- 16.7%	20	13	- 35.0%
Median Sales Price*	\$710,800	<b>\$902,500</b>	+ 27.0%	\$622,500	<b>\$775,000</b>	+ 24.5%
Average Sales Price*	\$722,657	<b>\$928,168</b>	+ 28.4%	\$623,319	<b>\$788,744</b>	+ 26.5%
Percent of Original List Price Received*	104.4%	<b>107.4%</b>	+ 2.9%	101.1%	<b>104.5%</b>	+ 3.4%
Percent of List Price Received*	103.8%	<b>105.8%</b>	+ 1.9%	100.9%	<b>104.1%</b>	+ 3.2%
Inventory of Homes for Sale	48	49	+ 2.1%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

\* 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.

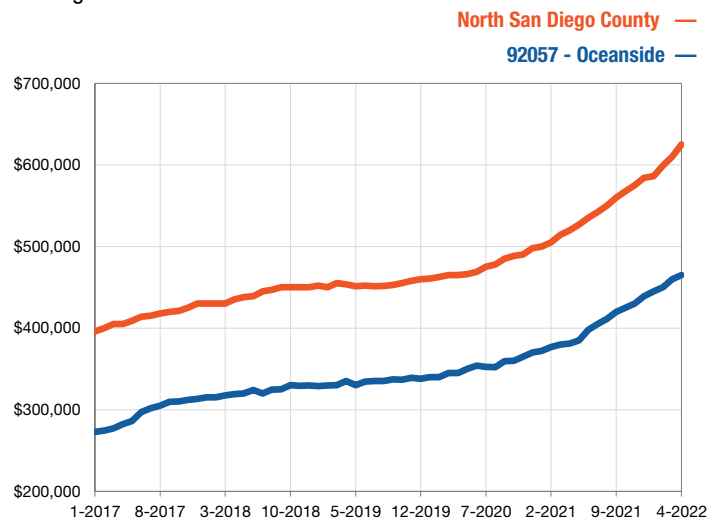
Attached Single-Family	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
<b>Key Metrics</b>						
New Listings	32	38	+ 18.8%	325	371	+ 14.2%
Pending Sales	33	20	- 39.4%	318	330	+ 3.8%
Closed Sales	35	30	- 14.3%	317	339	+ 6.9%
Days on Market Until Sale	21	10	- 52.4%	23	13	- 43.5%
Median Sales Price*	\$380,000	<b>\$502,500</b>	+ 32.2%	\$381,000	<b>\$465,000</b>	+ 22.0%
Average Sales Price*	\$391,000	<b>\$547,050</b>	+ 39.9%	\$388,995	<b>\$485,823</b>	+ 24.9%
Percent of Original List Price Received*	101.0%	<b>106.6%</b>	+ 5.5%	99.6%	<b>103.5%</b>	+ 3.9%
Percent of List Price Received*	101.4%	<b>105.7%</b>	+ 4.2%	100.0%	<b>103.3%</b>	+ 3.3%
Inventory of Homes for Sale	18	27	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

\* 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 April 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92058 - Oceanside

North San Diego County

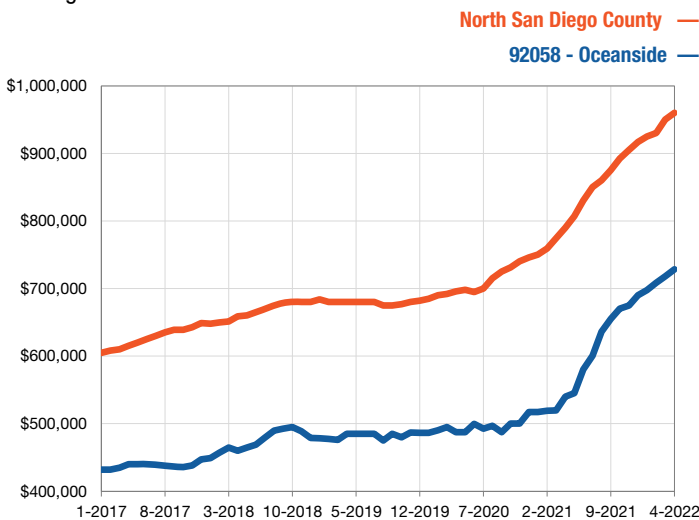
Detached Single-Family Key Metrics	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	17	23	+ 35.3%	172	182	+ 5.8%
Pending Sales	12	13	+ 8.3%	166	165	- 0.6%
Closed Sales	12	17	+ 41.7%	167	164	- 1.8%
Days on Market Until Sale	7	7	0.0%	28	14	- 50.0%
Median Sales Price*	\$669,000	\$830,000	+ 24.1%	\$540,000	\$728,500	+ 34.9%
Average Sales Price*	\$627,875	\$791,176	+ 26.0%	\$491,056	\$700,594	+ 42.7%
Percent of Original List Price Received*	106.7%	104.7%	- 1.9%	99.0%	103.3%	+ 4.3%
Percent of List Price Received*	106.1%	102.9%	- 3.0%	99.9%	102.3%	+ 2.4%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--

\* 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.

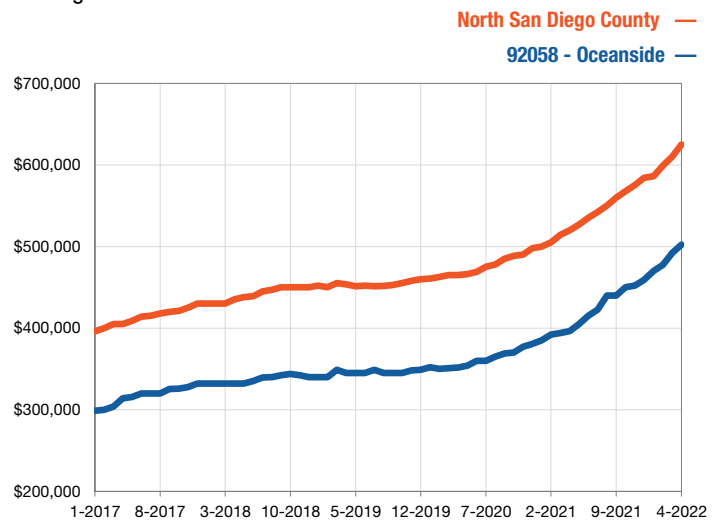
Attached Single-Family Key Metrics	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	10	2	- 80.0%	103	123	+ 19.4%
Pending Sales	9	6	- 33.3%	91	120	+ 31.9%
Closed Sales	8	14	+ 75.0%	90	126	+ 40.0%
Days on Market Until Sale	7	9	+ 28.6%	14	9	- 35.7%
Median Sales Price*	\$432,500	\$587,500	+ 35.8%	\$396,250	\$502,500	+ 26.8%
Average Sales Price*	\$429,625	\$606,492	+ 41.2%	\$397,526	\$502,468	+ 26.4%
Percent of Original List Price Received*	105.1%	105.2%	+ 0.1%	101.2%	105.2%	+ 4.0%
Percent of List Price Received*	102.7%	104.4%	+ 1.7%	101.1%	103.8%	+ 2.7%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	1.2	0.1	- 91.7%	--	--	--

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



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



# Local Market Update for April 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92075 - Solana Beach

North San Diego County

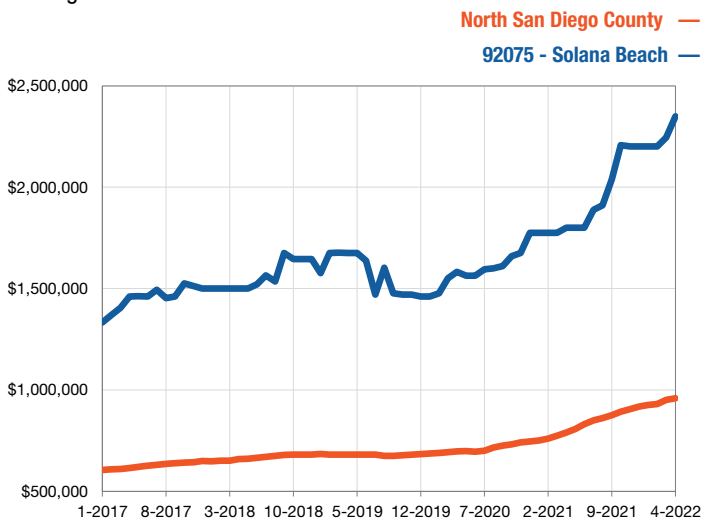
Detached Single-Family Key Metrics	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	12	11	- 8.3%	156	126	- 19.2%
Pending Sales	11	10	- 9.1%	113	98	- 13.3%
Closed Sales	16	8	- 50.0%	107	96	- 10.3%
Days on Market Until Sale	24	22	- 8.3%	32	19	- 40.6%
Median Sales Price*	\$2,220,000	<b>\$2,812,500</b>	+ 26.7%	\$1,800,000	<b>\$2,350,000</b>	+ 30.6%
Average Sales Price*	\$2,947,552	<b>\$4,516,250</b>	+ 53.2%	\$2,322,963	<b>\$2,881,914</b>	+ 24.1%
Percent of Original List Price Received*	99.9%	<b>106.3%</b>	+ 6.4%	95.6%	<b>99.7%</b>	+ 4.3%
Percent of List Price Received*	101.6%	<b>106.3%</b>	+ 4.6%	97.0%	<b>100.8%</b>	+ 3.9%
Inventory of Homes for Sale	25	10	- 60.0%	--	--	--
Months Supply of Inventory	2.7	1.2	- 55.6%	--	--	--

\* 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	April			Rolling 12 Months		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	17	9	- 47.1%	149	119	- 20.1%
Pending Sales	16	5	- 68.8%	115	110	- 4.3%
Closed Sales	11	4	- 63.6%	105	117	+ 11.4%
Days on Market Until Sale	10	4	- 60.0%	35	18	- 48.6%
Median Sales Price*	\$950,000	<b>\$1,570,000</b>	+ 65.3%	\$988,800	<b>\$1,335,000</b>	+ 35.0%
Average Sales Price*	\$1,022,818	<b>\$1,572,500</b>	+ 53.7%	\$1,093,879	<b>\$1,380,221</b>	+ 26.2%
Percent of Original List Price Received*	100.0%	<b>107.6%</b>	+ 7.6%	96.7%	<b>100.8%</b>	+ 4.2%
Percent of List Price Received*	100.9%	<b>107.6%</b>	+ 6.6%	98.1%	<b>101.6%</b>	+ 3.6%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--

\* 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.

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



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

