

Local Market Update for May 2022

Provided by the North San Diego County REALTORS®.

92064 - Poway

North San Diego County

Detached Single-Family

Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	66	68	+ 3.0%	657	627	- 4.6%
Pending Sales	54	51	- 5.6%	586	544	- 7.2%
Closed Sales	55	62	+ 12.7%	578	554	- 4.2%
Days on Market Until Sale	25	19	- 24.0%	19	12	- 36.8%
Median Sales Price*	\$1,150,000	\$1,092,500	- 5.0%	\$905,000	\$1,100,500	+ 21.6%
Average Sales Price*	\$1,303,197	\$1,418,312	+ 8.8%	\$1,100,002	\$1,317,461	+ 19.8%
Percent of Original List Price Received*	106.1%	104.9%	- 1.1%	100.8%	105.2%	+ 4.4%
Percent of List Price Received*	104.0%	104.3%	+ 0.3%	100.8%	104.2%	+ 3.4%
Inventory of Homes for Sale	62	53	- 14.5%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--

* 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.

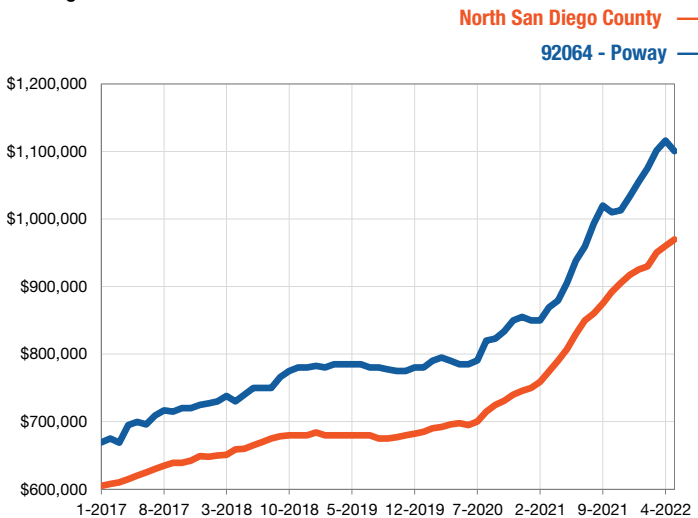
Attached Single-Family

Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	6	12	+ 100.0%	66	95	+ 43.9%
Pending Sales	5	7	+ 40.0%	59	78	+ 32.2%
Closed Sales	8	4	- 50.0%	56	71	+ 26.8%
Days on Market Until Sale	7	9	+ 28.6%	12	12	0.0%
Median Sales Price*	\$632,000	\$715,000	+ 13.1%	\$547,500	\$640,000	+ 16.9%
Average Sales Price*	\$592,500	\$701,500	+ 18.4%	\$536,875	\$628,480	+ 17.1%
Percent of Original List Price Received*	107.4%	108.7%	+ 1.2%	101.5%	104.0%	+ 2.5%
Percent of List Price Received*	106.8%	105.7%	- 1.0%	101.5%	104.3%	+ 2.8%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

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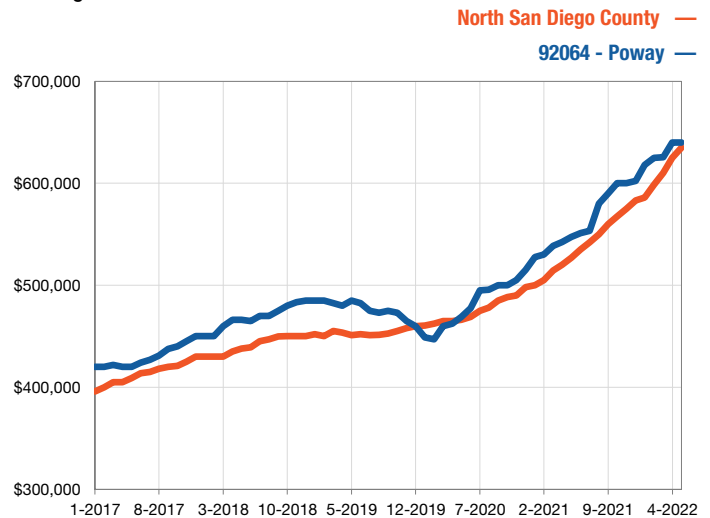
Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation



Local Market Update for May 2022

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92127 - Rancho Bernardo

North San Diego County

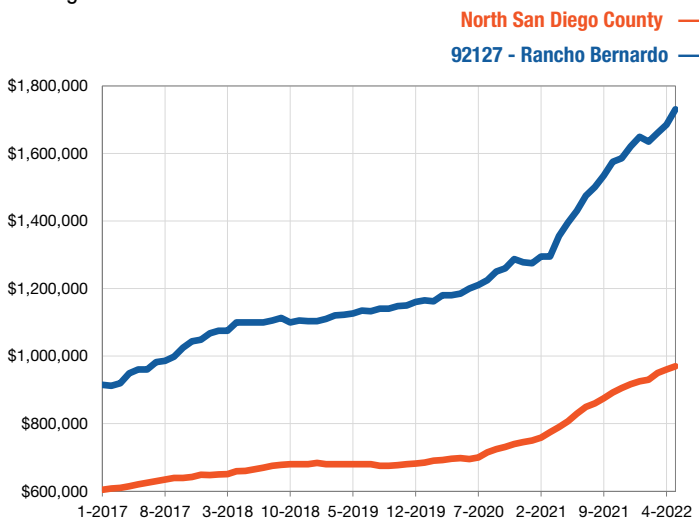
Detached Single-Family	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	79	64	- 19.0%	739	535	- 27.6%
Pending Sales	63	39	- 38.1%	688	452	- 34.3%
Closed Sales	70	38	- 45.7%	686	476	- 30.6%
Days on Market Until Sale	7	9	+ 28.6%	19	10	- 47.4%
Median Sales Price*	\$1,660,000	\$2,372,500	+ 42.9%	\$1,395,000	\$1,730,516	+ 24.1%
Average Sales Price*	\$1,802,904	\$2,809,526	+ 55.8%	\$1,576,418	\$2,000,134	+ 26.9%
Percent of Original List Price Received*	107.9%	104.2%	- 3.4%	101.6%	106.0%	+ 4.3%
Percent of List Price Received*	105.7%	104.3%	- 1.3%	101.4%	104.9%	+ 3.5%
Inventory of Homes for Sale	54	65	+ 20.4%	--	--	--
Months Supply of Inventory	0.9	1.7	+ 88.9%	--	--	--

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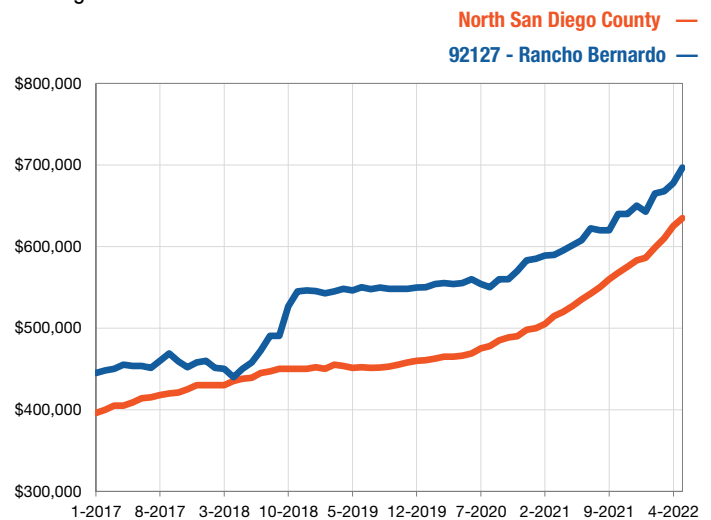
Attached Single-Family	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	22	28	+ 27.3%	315	257	- 18.4%
Pending Sales	24	16	- 33.3%	285	227	- 20.4%
Closed Sales	32	17	- 46.9%	286	237	- 17.1%
Days on Market Until Sale	7	10	+ 42.9%	14	10	- 28.6%
Median Sales Price*	\$650,000	\$785,000	+ 20.8%	\$601,500	\$697,000	+ 15.9%
Average Sales Price*	\$634,152	\$873,888	+ 37.8%	\$604,666	\$747,625	+ 23.6%
Percent of Original List Price Received*	105.0%	104.8%	- 0.2%	101.8%	105.9%	+ 4.0%
Percent of List Price Received*	103.9%	103.4%	- 0.5%	101.5%	104.9%	+ 3.3%
Inventory of Homes for Sale	16	21	+ 31.3%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--

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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 May 2022

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92128 - Rancho Bernardo

North San Diego County

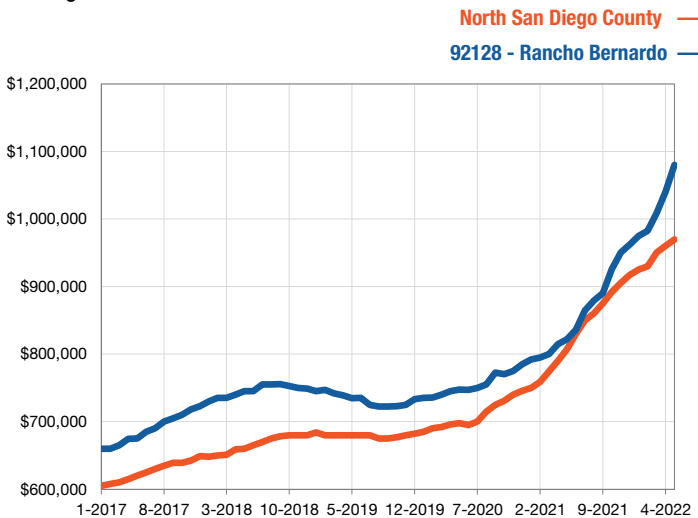
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	63	53	- 15.9%	655	532	- 18.8%
Pending Sales	56	33	- 41.1%	623	472	- 24.2%
Closed Sales	57	40	- 29.8%	606	498	- 17.8%
Days on Market Until Sale	9	8	- 11.1%	13	10	- 23.1%
Median Sales Price*	\$925,000	\$1,352,500	+ 46.2%	\$822,000	\$1,080,000	+ 31.4%
Average Sales Price*	\$958,039	\$1,327,233	+ 38.5%	\$858,955	\$1,145,757	+ 33.4%
Percent of Original List Price Received*	105.6%	106.4%	+ 0.8%	101.5%	106.1%	+ 4.5%
Percent of List Price Received*	104.1%	105.2%	+ 1.1%	101.4%	105.2%	+ 3.7%
Inventory of Homes for Sale	45	42	- 6.7%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

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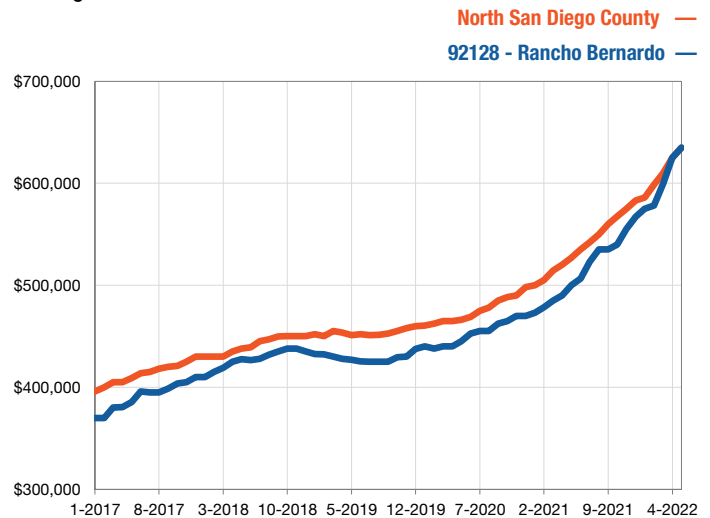
Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	46	42	- 8.7%	485	485	0.0%
Pending Sales	41	39	- 4.9%	441	442	+ 0.2%
Closed Sales	47	35	- 25.5%	442	447	+ 1.1%
Days on Market Until Sale	7	8	+ 14.3%	12	12	0.0%
Median Sales Price*	\$555,123	\$712,500	+ 28.3%	\$500,000	\$635,000	+ 27.0%
Average Sales Price*	\$569,003	\$715,986	+ 25.8%	\$512,600	\$635,812	+ 24.0%
Percent of Original List Price Received*	103.9%	105.2%	+ 1.3%	101.4%	104.3%	+ 2.9%
Percent of List Price Received*	103.1%	104.3%	+ 1.2%	101.4%	103.7%	+ 2.3%
Inventory of Homes for Sale	33	30	- 9.1%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--

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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 May 2022

Provided by the North San Diego County REALTORS®.

92129 - Rancho Penasquitos

North San Diego County

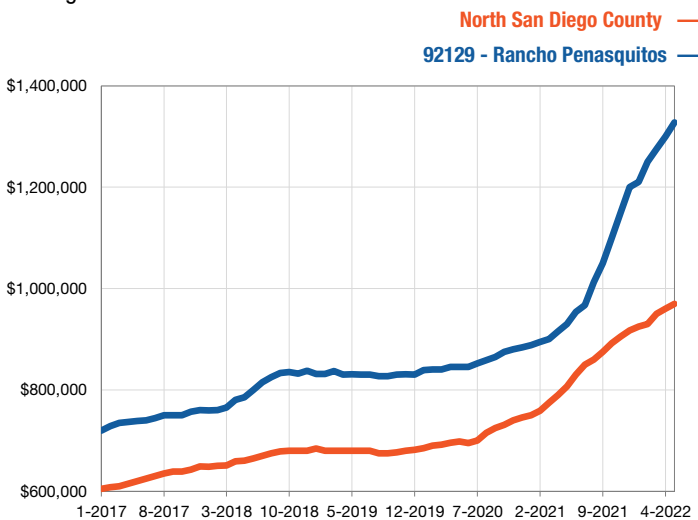
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	38	41	+ 7.9%	354	370	+ 4.5%
Pending Sales	30	17	- 43.3%	330	321	- 2.7%
Closed Sales	28	33	+ 17.9%	330	337	+ 2.1%
Days on Market Until Sale	7	7	0.0%	13	8	- 38.5%
Median Sales Price*	\$1,196,500	\$1,500,000	+ 25.4%	\$930,000	\$1,328,000	+ 42.8%
Average Sales Price*	\$1,175,586	\$1,607,961	+ 36.8%	\$971,299	\$1,370,513	+ 41.1%
Percent of Original List Price Received*	113.9%	106.2%	- 6.8%	103.6%	109.1%	+ 5.3%
Percent of List Price Received*	112.6%	105.2%	- 6.6%	102.9%	107.3%	+ 4.3%
Inventory of Homes for Sale	25	32	+ 28.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--

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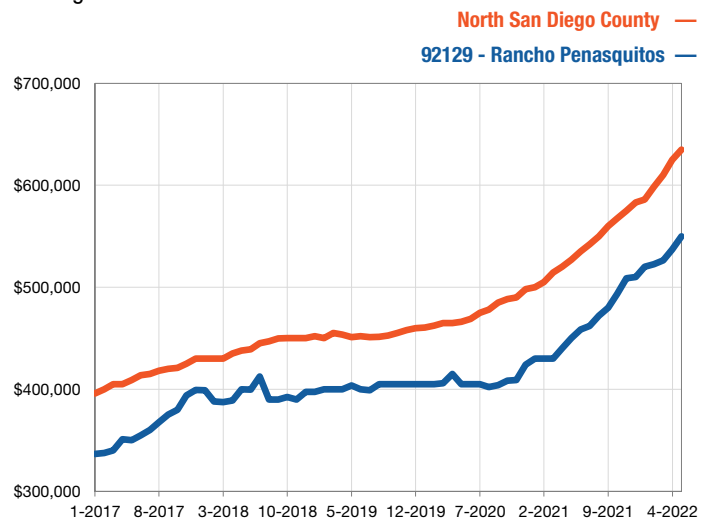
Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	11	14	+ 27.3%	180	173	- 3.9%
Pending Sales	12	11	- 8.3%	179	157	- 12.3%
Closed Sales	18	16	- 11.1%	173	157	- 9.2%
Days on Market Until Sale	7	6	- 14.3%	14	9	- 35.7%
Median Sales Price*	\$495,000	\$635,000	+ 28.3%	\$450,000	\$550,000	+ 22.2%
Average Sales Price*	\$535,931	\$776,688	+ 44.9%	\$499,308	\$642,638	+ 28.7%
Percent of Original List Price Received*	105.0%	107.8%	+ 2.7%	101.9%	105.5%	+ 3.5%
Percent of List Price Received*	103.4%	106.2%	+ 2.7%	101.4%	104.3%	+ 2.9%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.2	0.5	+ 150.0%	--	--	--

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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 May 2022

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92130 - Carmel Valley

North San Diego County

Detached Single-Family

Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	61	41	- 32.8%	632	451	- 28.6%
Pending Sales	52	23	- 55.8%	563	398	- 29.3%
Closed Sales	43	28	- 34.9%	550	443	- 19.5%
Days on Market Until Sale	13	8	- 38.5%	22	11	- 50.0%
Median Sales Price*	\$1,805,000	\$2,432,500	+ 34.8%	\$1,605,000	\$2,125,000	+ 32.4%
Average Sales Price*	\$2,026,663	\$2,564,089	+ 26.5%	\$1,764,125	\$2,287,924	+ 29.7%
Percent of Original List Price Received*	106.8%	105.6%	- 1.1%	100.2%	106.7%	+ 6.5%
Percent of List Price Received*	106.1%	105.0%	- 1.0%	100.5%	105.5%	+ 5.0%
Inventory of Homes for Sale	60	40	- 33.3%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--

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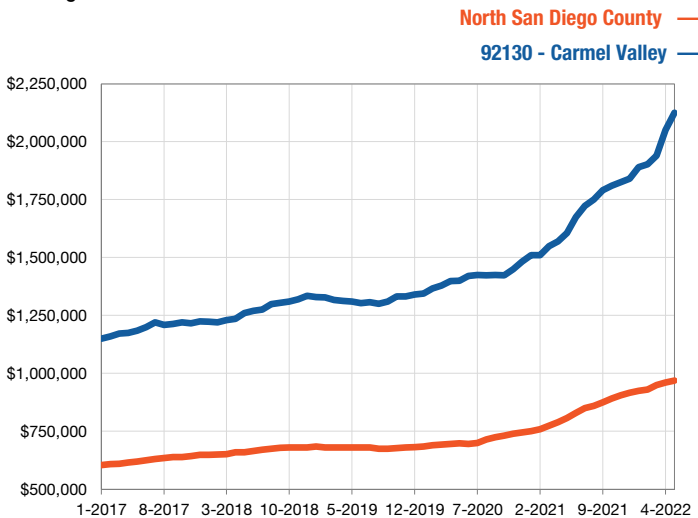
Attached Single-Family

Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	25	38	+ 52.0%	306	275	- 10.1%
Pending Sales	24	21	- 12.5%	263	240	- 8.7%
Closed Sales	12	19	+ 58.3%	251	248	- 1.2%
Days on Market Until Sale	7	11	+ 57.1%	18	13	- 27.8%
Median Sales Price*	\$757,750	\$1,027,500	+ 35.6%	\$688,500	\$851,500	+ 23.7%
Average Sales Price*	\$757,042	\$1,336,421	+ 76.5%	\$706,665	\$947,886	+ 34.1%
Percent of Original List Price Received*	105.8%	107.0%	+ 1.1%	100.4%	106.6%	+ 6.2%
Percent of List Price Received*	105.1%	106.4%	+ 1.2%	100.7%	105.7%	+ 5.0%
Inventory of Homes for Sale	27	33	+ 22.2%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

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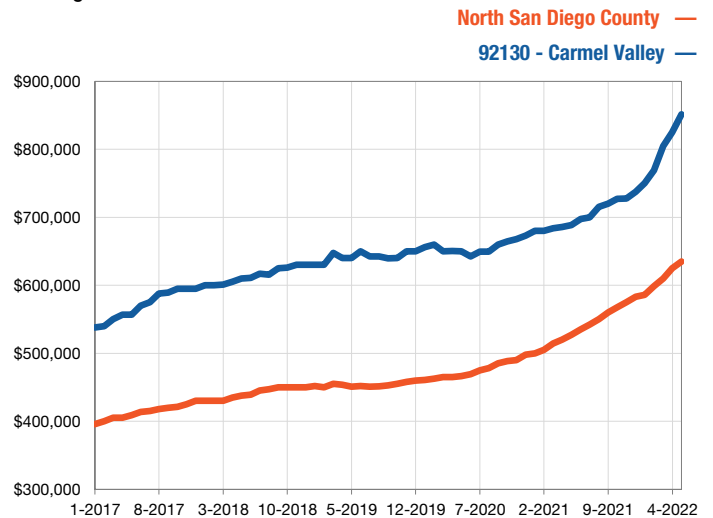
Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation



Local Market Update for May 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92131 - Scripps Miramar

Metro San Diego County

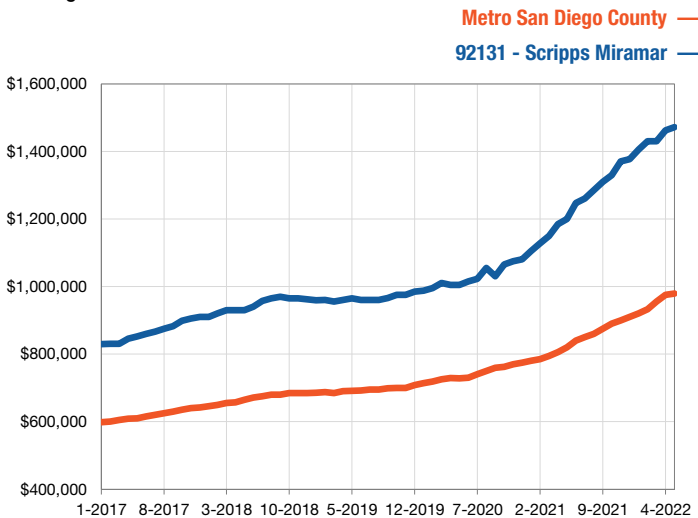
Detached Single-Family	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	25	34	+ 36.0%	324	311	- 4.0%
Pending Sales	28	30	+ 7.1%	306	268	- 12.4%
Closed Sales	22	23	+ 4.5%	309	269	- 12.9%
Days on Market Until Sale	7	8	+ 14.3%	15	9	- 40.0%
Median Sales Price*	\$1,372,500	\$1,515,000	+ 10.4%	\$1,200,000	\$1,472,500	+ 22.7%
Average Sales Price*	\$1,412,955	\$1,635,043	+ 15.7%	\$1,239,635	\$1,599,338	+ 29.0%
Percent of Original List Price Received*	112.1%	107.4%	- 4.2%	102.2%	106.6%	+ 4.3%
Percent of List Price Received*	108.5%	103.6%	- 4.5%	101.8%	103.8%	+ 2.0%
Inventory of Homes for Sale	15	20	+ 33.3%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--

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Attached Single-Family	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	21	19	- 9.5%	210	217	+ 3.3%
Pending Sales	19	10	- 47.4%	194	198	+ 2.1%
Closed Sales	14	16	+ 14.3%	191	207	+ 8.4%
Days on Market Until Sale	6	10	+ 66.7%	14	10	- 28.6%
Median Sales Price*	\$695,000	\$785,000	+ 12.9%	\$579,000	\$710,000	+ 22.6%
Average Sales Price*	\$741,107	\$836,125	+ 12.8%	\$582,498	\$737,217	+ 26.6%
Percent of Original List Price Received*	108.7%	104.9%	- 3.5%	101.9%	105.5%	+ 3.5%
Percent of List Price Received*	104.7%	103.8%	- 0.9%	101.5%	104.2%	+ 2.7%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--

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



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

