

Local Market Update for May 2022

Provided by the North San Diego County REALTORS®.

92007 - Cardiff

North San Diego County

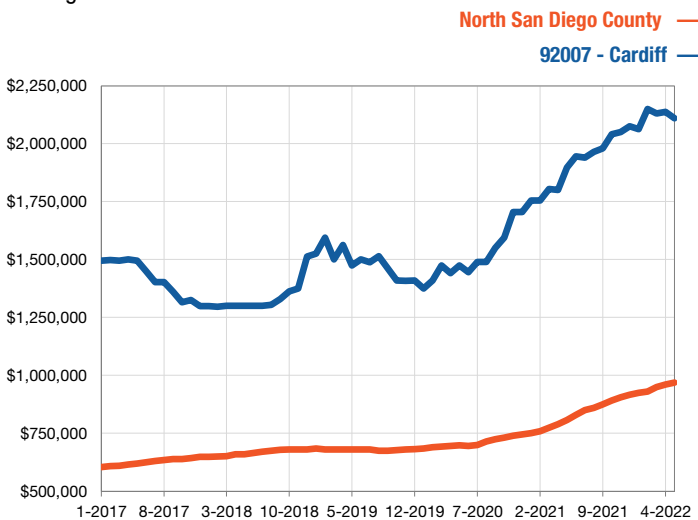
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	10	6	- 40.0%	174	80	- 54.0%
Pending Sales	13	6	- 53.8%	138	63	- 54.3%
Closed Sales	10	5	- 50.0%	130	70	- 46.2%
Days on Market Until Sale	23	13	- 43.5%	29	19	- 34.5%
Median Sales Price*	\$2,650,000	\$2,120,000	- 20.0%	\$1,897,500	\$2,110,000	+ 11.2%
Average Sales Price*	\$2,692,806	\$3,167,869	+ 17.6%	\$2,062,205	\$2,331,577	+ 13.1%
Percent of Original List Price Received*	99.9%	103.3%	+ 3.4%	98.2%	100.2%	+ 2.0%
Percent of List Price Received*	101.0%	102.0%	+ 1.0%	99.7%	101.1%	+ 1.4%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

* 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.

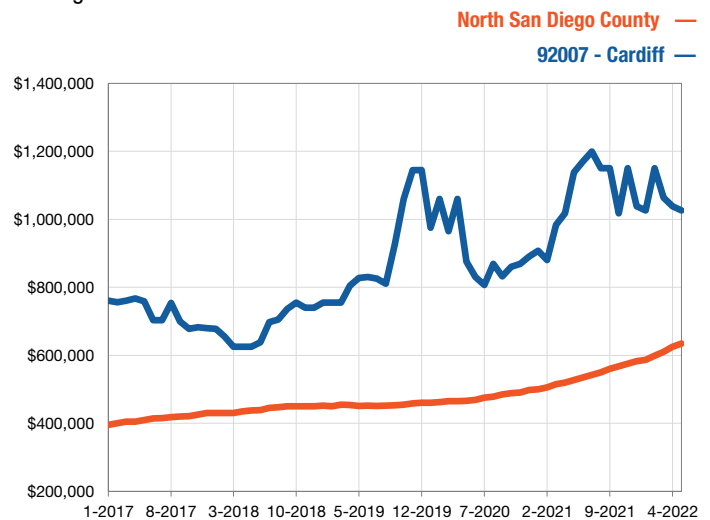
Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	4	3	- 25.0%	84	55	- 34.5%
Pending Sales	8	5	- 37.5%	77	48	- 37.7%
Closed Sales	3	4	+ 33.3%	72	53	- 26.4%
Days on Market Until Sale	9	12	+ 33.3%	23	9	- 60.9%
Median Sales Price*	\$1,150,000	\$1,594,500	+ 38.7%	\$1,137,500	\$1,026,000	- 9.8%
Average Sales Price*	\$1,366,667	\$1,677,750	+ 22.8%	\$1,219,140	\$1,479,932	+ 21.4%
Percent of Original List Price Received*	106.4%	99.4%	- 6.6%	99.4%	103.4%	+ 4.0%
Percent of List Price Received*	106.4%	99.4%	- 6.6%	100.6%	103.1%	+ 2.5%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--

* 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.

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

92008 - Carlsbad

North San Diego County

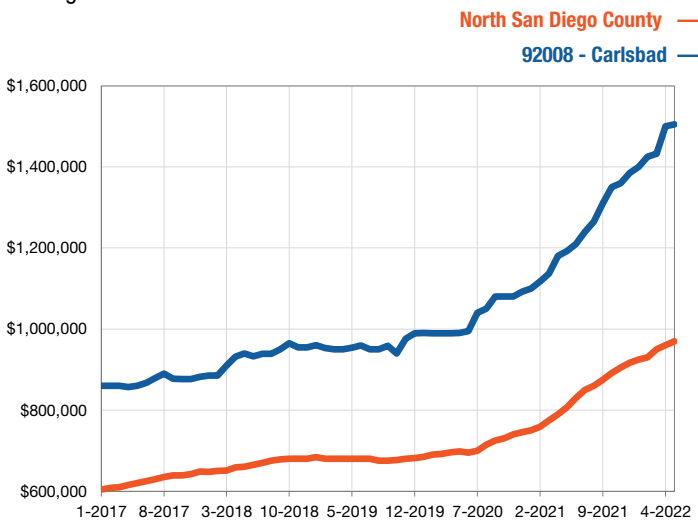
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	23	23	0.0%	360	239	- 33.6%
Pending Sales	23	16	- 30.4%	287	216	- 24.7%
Closed Sales	19	9	- 52.6%	274	230	- 16.1%
Days on Market Until Sale	11	9	- 18.2%	24	18	- 25.0%
Median Sales Price*	\$1,335,000	\$1,875,000	+ 40.4%	\$1,192,500	\$1,505,000	+ 26.2%
Average Sales Price*	\$1,418,937	\$2,020,000	+ 42.4%	\$1,394,289	\$1,713,276	+ 22.9%
Percent of Original List Price Received*	102.8%	107.9%	+ 5.0%	99.4%	103.3%	+ 3.9%
Percent of List Price Received*	103.3%	110.9%	+ 7.4%	100.1%	103.6%	+ 3.5%
Inventory of Homes for Sale	44	23	- 47.7%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

* 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.

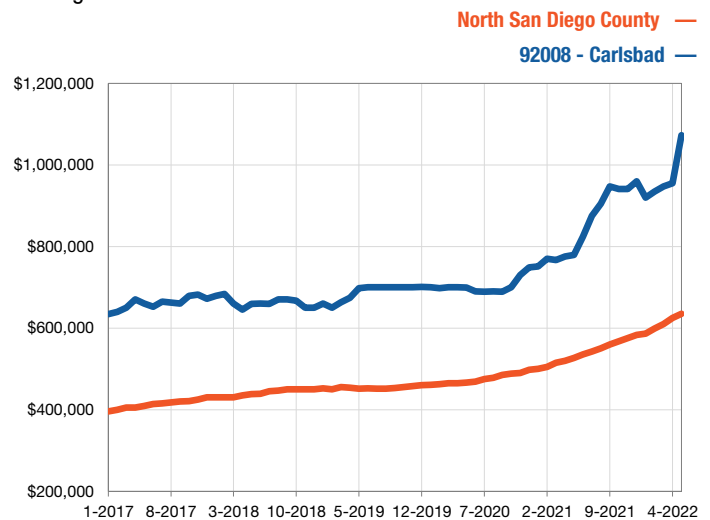
Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	14	19	+ 35.7%	178	166	- 6.7%
Pending Sales	10	14	+ 40.0%	145	139	- 4.1%
Closed Sales	12	11	- 8.3%	151	137	- 9.3%
Days on Market Until Sale	18	25	+ 38.9%	43	21	- 51.2%
Median Sales Price*	\$808,750	\$1,860,000	+ 130.0%	\$779,000	\$1,073,318	+ 37.8%
Average Sales Price*	\$756,519	\$1,836,364	+ 142.7%	\$907,961	\$1,316,529	+ 45.0%
Percent of Original List Price Received*	103.6%	102.4%	- 1.2%	98.9%	102.7%	+ 3.8%
Percent of List Price Received*	104.2%	102.6%	- 1.5%	99.8%	102.5%	+ 2.7%
Inventory of Homes for Sale	27	21	- 22.2%	--	--	--
Months Supply of Inventory	2.2	1.8	- 18.2%	--	--	--

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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 May 2022

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92009 - Carlsbad

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	60	48	- 20.0%	710	468	- 34.1%
Pending Sales	63	29	- 54.0%	655	396	- 39.5%
Closed Sales	54	28	- 48.1%	646	428	- 33.7%
Days on Market Until Sale	7	7	0.0%	17	11	- 35.3%
Median Sales Price*	\$1,500,000	\$1,915,000	+ 27.7%	\$1,245,000	\$1,650,000	+ 32.5%
Average Sales Price*	\$1,579,879	\$1,927,226	+ 22.0%	\$1,284,603	\$1,735,837	+ 35.1%
Percent of Original List Price Received*	107.7%	107.2%	- 0.5%	101.7%	105.8%	+ 4.0%
Percent of List Price Received*	106.8%	106.1%	- 0.7%	101.8%	105.7%	+ 3.8%
Inventory of Homes for Sale	67	40	- 40.3%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--

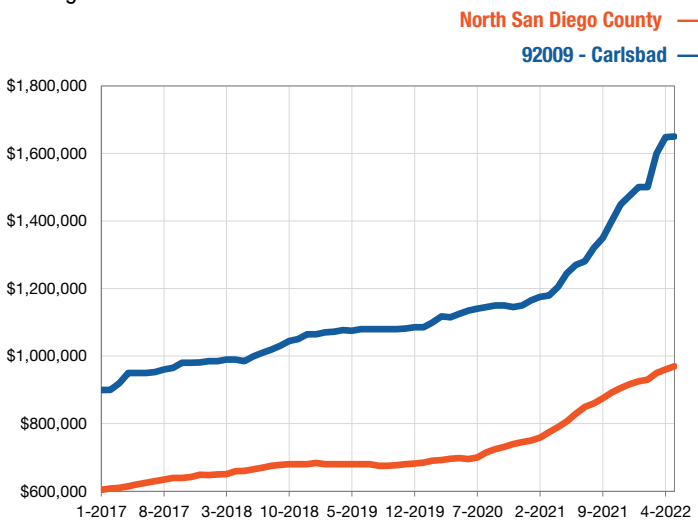
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Attached Single-Family

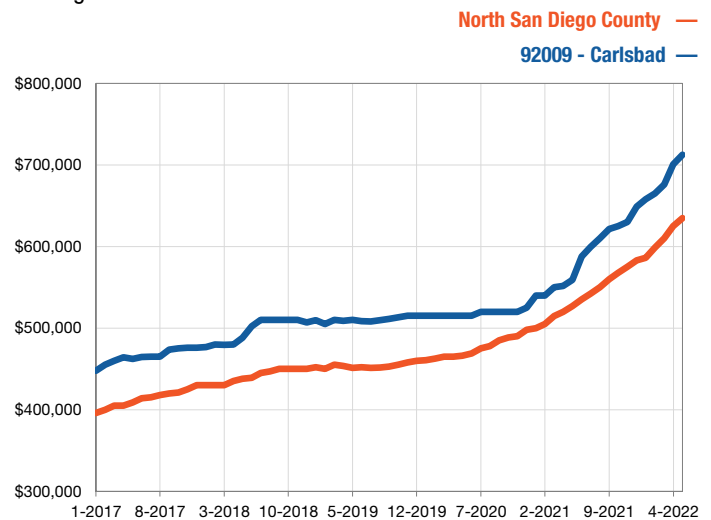
Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	34	25	- 26.5%	360	333	- 7.5%
Pending Sales	29	24	- 17.2%	334	311	- 6.9%
Closed Sales	23	24	+ 4.3%	333	313	- 6.0%
Days on Market Until Sale	12	9	- 25.0%	23	14	- 39.1%
Median Sales Price*	\$659,995	\$810,000	+ 22.7%	\$559,000	\$712,500	+ 27.5%
Average Sales Price*	\$685,072	\$807,609	+ 17.9%	\$596,652	\$759,839	+ 27.4%
Percent of Original List Price Received*	104.4%	108.4%	+ 3.8%	100.4%	104.1%	+ 3.7%
Percent of List Price Received*	104.7%	107.7%	+ 2.9%	100.7%	103.8%	+ 3.1%
Inventory of Homes for Sale	40	22	- 45.0%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--

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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

92010 - Carlsbad

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	22	29	+ 31.8%	191	216	+ 13.1%
Pending Sales	13	19	+ 46.2%	171	190	+ 11.1%
Closed Sales	15	19	+ 26.7%	187	190	+ 1.6%
Days on Market Until Sale	11	6	- 45.5%	21	11	- 47.6%
Median Sales Price*	\$1,015,500	\$1,325,000	+ 30.5%	\$899,000	\$1,200,000	+ 33.5%
Average Sales Price*	\$933,233	\$1,279,053	+ 37.1%	\$925,481	\$1,172,756	+ 26.7%
Percent of Original List Price Received*	103.8%	106.8%	+ 2.9%	100.8%	105.5%	+ 4.7%
Percent of List Price Received*	105.1%	108.0%	+ 2.8%	100.9%	105.6%	+ 4.7%
Inventory of Homes for Sale	19	25	+ 31.6%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

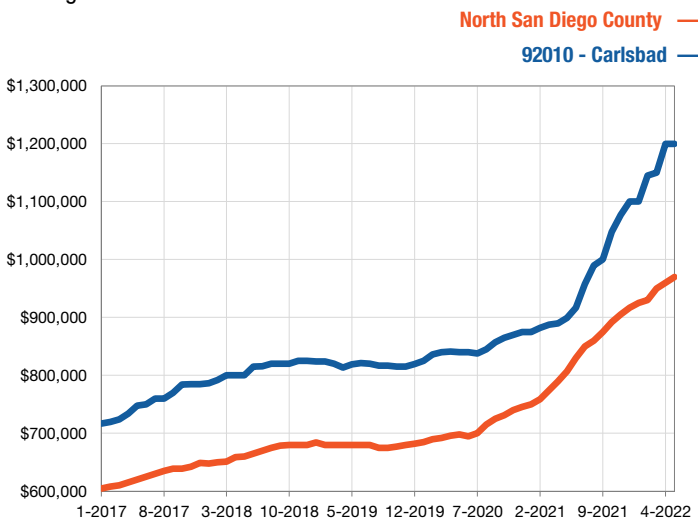
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Attached Single-Family

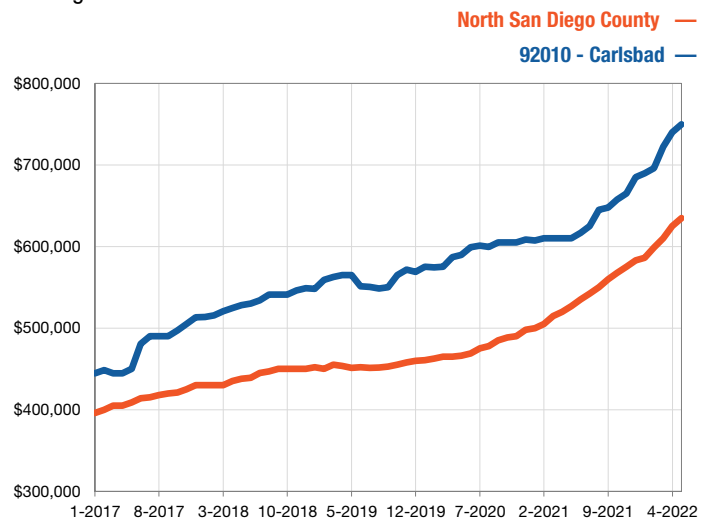
Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	9	13	+ 44.4%	109	98	- 10.1%
Pending Sales	6	7	+ 16.7%	102	82	- 19.6%
Closed Sales	4	6	+ 50.0%	107	83	- 22.4%
Days on Market Until Sale	5	5	0.0%	14	10	- 28.6%
Median Sales Price*	\$680,000	\$867,500	+ 27.6%	\$610,000	\$750,000	+ 23.0%
Average Sales Price*	\$655,500	\$853,092	+ 30.1%	\$608,890	\$755,561	+ 24.1%
Percent of Original List Price Received*	105.0%	104.9%	- 0.1%	100.6%	104.5%	+ 3.9%
Percent of List Price Received*	105.0%	104.1%	- 0.9%	100.8%	104.4%	+ 3.6%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 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



Local Market Update for May 2022

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92011 - Carlsbad

North San Diego County

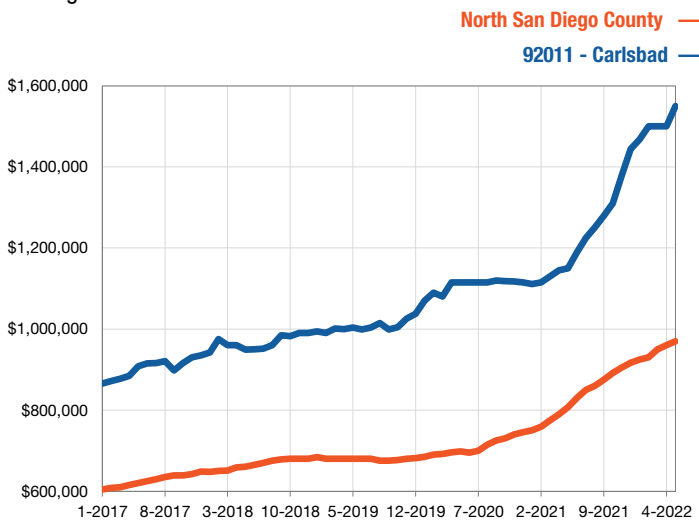
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	26	29	+ 11.5%	359	255	- 29.0%
Pending Sales	26	22	- 15.4%	352	220	- 37.5%
Closed Sales	19	16	- 15.8%	355	224	- 36.9%
Days on Market Until Sale	24	14	- 41.7%	27	16	- 40.7%
Median Sales Price*	\$1,430,000	\$1,785,000	+ 24.8%	\$1,150,000	\$1,550,000	+ 34.8%
Average Sales Price*	\$1,335,658	\$1,739,000	+ 30.2%	\$1,115,313	\$1,484,543	+ 33.1%
Percent of Original List Price Received*	108.8%	106.3%	- 2.3%	98.4%	104.3%	+ 6.0%
Percent of List Price Received*	108.2%	106.9%	- 1.2%	99.5%	104.2%	+ 4.7%
Inventory of Homes for Sale	31	23	- 25.8%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

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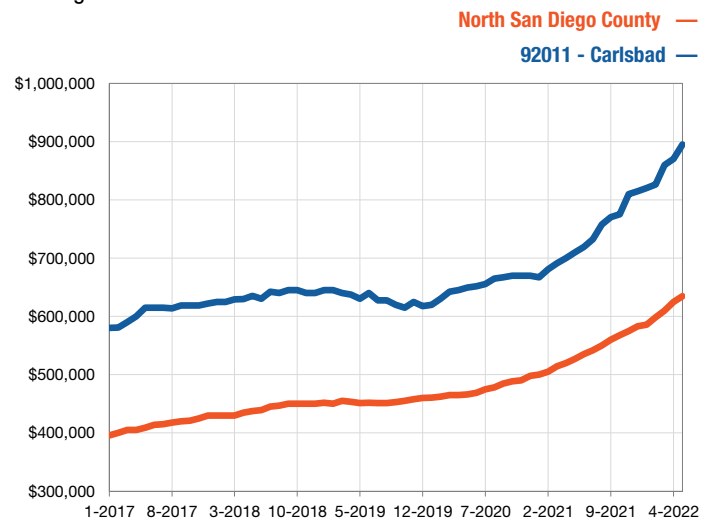
Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	13	10	- 23.1%	118	102	- 13.6%
Pending Sales	14	4	- 71.4%	118	94	- 20.3%
Closed Sales	12	9	- 25.0%	113	99	- 12.4%
Days on Market Until Sale	5	8	+ 60.0%	15	10	- 33.3%
Median Sales Price*	\$817,500	\$950,000	+ 16.2%	\$710,000	\$895,000	+ 26.1%
Average Sales Price*	\$841,333	\$1,011,667	+ 20.2%	\$747,873	\$926,177	+ 23.8%
Percent of Original List Price Received*	106.5%	104.4%	- 2.0%	101.1%	104.9%	+ 3.8%
Percent of List Price Received*	106.5%	104.8%	- 1.6%	101.2%	104.6%	+ 3.4%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--

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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

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92024 - Encinitas

North San Diego County

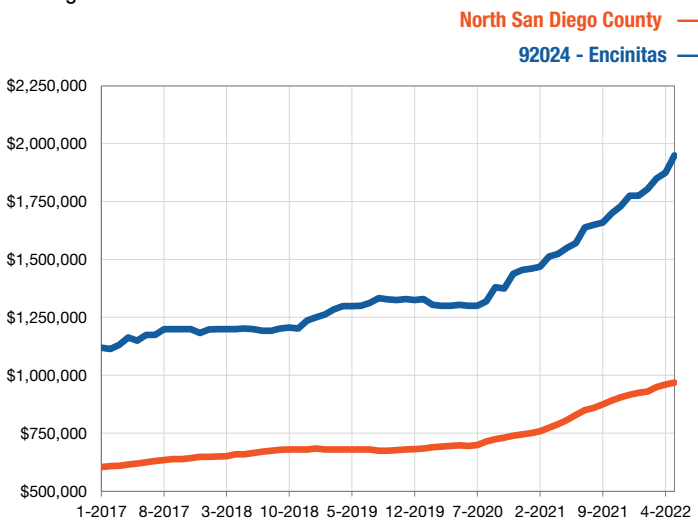
Detached Single-Family	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	74	37	- 50.0%	697	480	- 31.1%
Pending Sales	52	31	- 40.4%	616	405	- 34.3%
Closed Sales	48	36	- 25.0%	590	434	- 26.4%
Days on Market Until Sale	18	12	- 33.3%	29	18	- 37.9%
Median Sales Price*	\$1,772,500	\$2,525,000	+ 42.5%	\$1,550,000	\$1,950,000	+ 25.8%
Average Sales Price*	\$2,003,008	\$2,708,408	+ 35.2%	\$1,745,355	\$2,275,912	+ 30.4%
Percent of Original List Price Received*	101.1%	106.8%	+ 5.6%	98.6%	103.8%	+ 5.3%
Percent of List Price Received*	101.7%	106.7%	+ 4.9%	99.7%	104.0%	+ 4.3%
Inventory of Homes for Sale	90	35	- 61.1%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--

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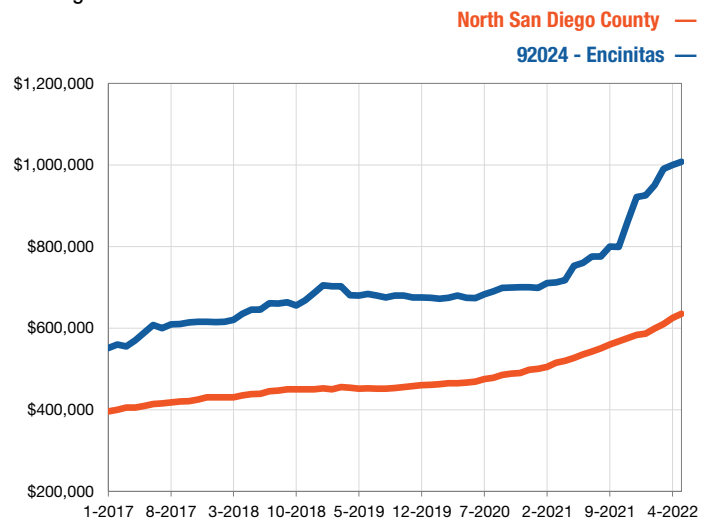
Attached Single-Family	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	20	27	+ 35.0%	227	218	- 4.0%
Pending Sales	21	18	- 14.3%	213	188	- 11.7%
Closed Sales	22	11	- 50.0%	210	190	- 9.5%
Days on Market Until Sale	8	14	+ 75.0%	20	11	- 45.0%
Median Sales Price*	\$1,002,500	\$1,237,500	+ 23.4%	\$752,500	\$1,007,500	+ 33.9%
Average Sales Price*	\$1,140,636	\$1,595,591	+ 39.9%	\$901,132	\$1,217,059	+ 35.1%
Percent of Original List Price Received*	104.5%	109.9%	+ 5.2%	100.3%	104.4%	+ 4.1%
Percent of List Price Received*	104.6%	110.0%	+ 5.2%	100.7%	104.2%	+ 3.5%
Inventory of Homes for Sale	12	19	+ 58.3%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--

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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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92054 - Oceanside

North San Diego County

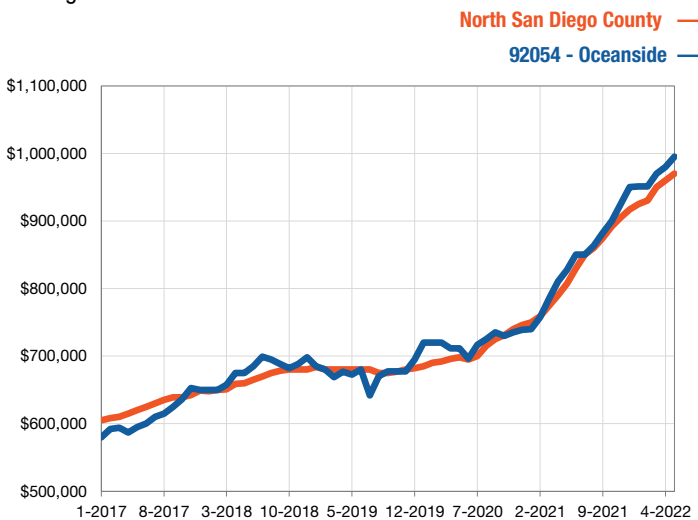
Detached Single-Family	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	35	28	- 20.0%	384	345	- 10.2%
Pending Sales	30	25	- 16.7%	314	285	- 9.2%
Closed Sales	21	28	+ 33.3%	307	290	- 5.5%
Days on Market Until Sale	11	10	- 9.1%	26	17	- 34.6%
Median Sales Price*	\$900,000	\$1,195,000	+ 32.8%	\$827,500	\$995,450	+ 20.3%
Average Sales Price*	\$964,500	\$1,423,056	+ 47.5%	\$940,044	\$1,159,645	+ 23.4%
Percent of Original List Price Received*	103.7%	103.0%	- 0.7%	99.8%	102.6%	+ 2.8%
Percent of List Price Received*	104.1%	102.8%	- 1.2%	100.5%	102.6%	+ 2.1%
Inventory of Homes for Sale	48	29	- 39.6%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--

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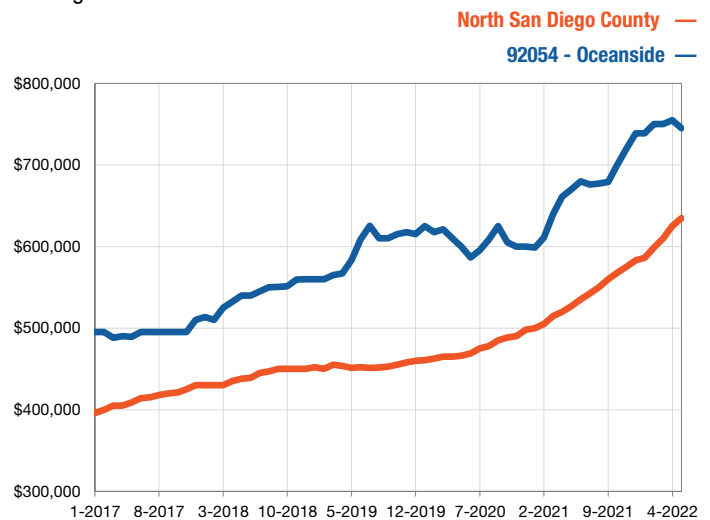
Attached Single-Family	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	24	26	+ 8.3%	252	222	- 11.9%
Pending Sales	16	22	+ 37.5%	233	191	- 18.0%
Closed Sales	13	18	+ 38.5%	235	192	- 18.3%
Days on Market Until Sale	5	13	+ 160.0%	39	19	- 51.3%
Median Sales Price*	\$800,000	\$663,000	- 17.1%	\$670,000	\$745,000	+ 11.2%
Average Sales Price*	\$839,867	\$794,333	- 5.4%	\$762,458	\$816,387	+ 7.1%
Percent of Original List Price Received*	104.3%	103.0%	- 1.2%	98.3%	101.2%	+ 3.0%
Percent of List Price Received*	103.4%	101.9%	- 1.5%	98.7%	101.2%	+ 2.5%
Inventory of Homes for Sale	29	18	- 37.9%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--

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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

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92056 - Oceanside

North San Diego County

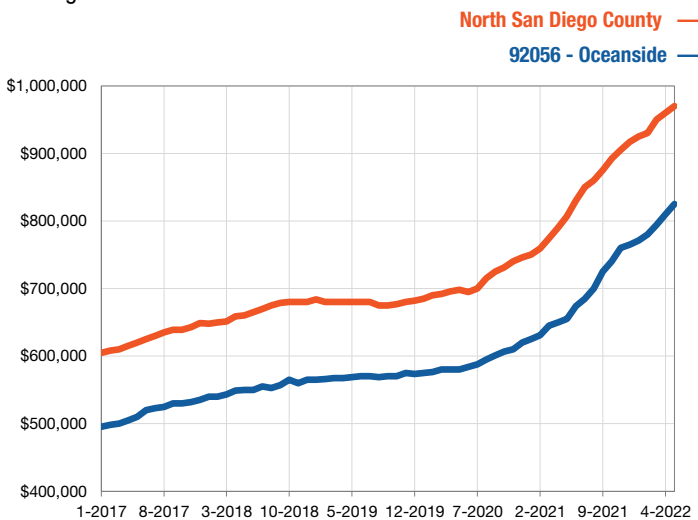
Detached Single-Family	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	59	57	- 3.4%	589	578	- 1.9%
Pending Sales	48	37	- 22.9%	554	518	- 6.5%
Closed Sales	41	32	- 22.0%	551	535	- 2.9%
Days on Market Until Sale	9	6	- 33.3%	13	9	- 30.8%
Median Sales Price*	\$740,000	\$927,500	+ 25.3%	\$655,000	\$825,000	+ 26.0%
Average Sales Price*	\$741,218	\$940,406	+ 26.9%	\$654,891	\$841,740	+ 28.5%
Percent of Original List Price Received*	105.9%	106.2%	+ 0.3%	102.2%	105.0%	+ 2.7%
Percent of List Price Received*	105.5%	106.2%	+ 0.7%	102.1%	104.3%	+ 2.2%
Inventory of Homes for Sale	52	49	- 5.8%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

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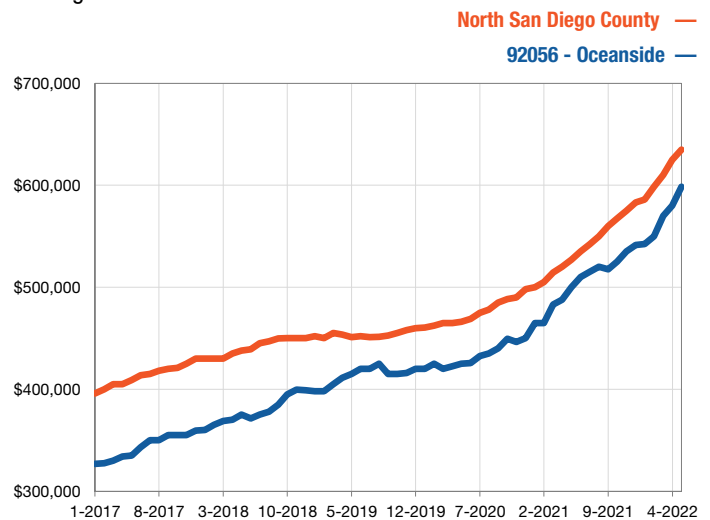
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	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	30	36	+ 20.0%	353	334	- 5.4%
Pending Sales	26	25	- 3.8%	333	299	- 10.2%
Closed Sales	26	27	+ 3.8%	334	304	- 9.0%
Days on Market Until Sale	4	10	+ 150.0%	18	10	- 44.4%
Median Sales Price*	\$567,500	\$690,000	+ 21.6%	\$500,000	\$598,750	+ 19.8%
Average Sales Price*	\$600,692	\$717,760	+ 19.5%	\$507,553	\$628,744	+ 23.9%
Percent of Original List Price Received*	103.3%	103.0%	- 0.3%	101.0%	103.6%	+ 2.6%
Percent of List Price Received*	103.0%	103.6%	+ 0.6%	100.8%	103.3%	+ 2.5%
Inventory of Homes for Sale	24	29	+ 20.8%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--

* 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 May 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92057 - Oceanside

North San Diego County

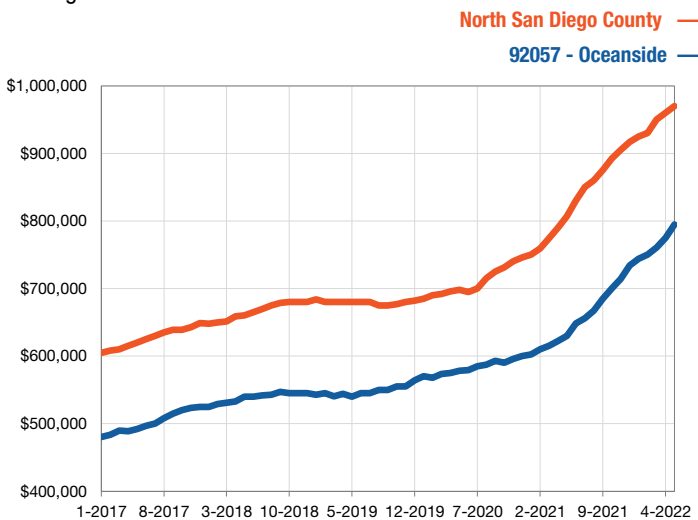
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	60	57	- 5.0%	689	724	+ 5.1%
Pending Sales	52	47	- 9.6%	673	645	- 4.2%
Closed Sales	51	54	+ 5.9%	687	656	- 4.5%
Days on Market Until Sale	11	12	+ 9.1%	19	13	- 31.6%
Median Sales Price*	\$745,000	\$862,500	+ 15.8%	\$630,000	\$795,000	+ 26.2%
Average Sales Price*	\$723,955	\$898,359	+ 24.1%	\$633,867	\$803,553	+ 26.8%
Percent of Original List Price Received*	106.4%	103.9%	- 2.3%	101.6%	104.3%	+ 2.7%
Percent of List Price Received*	105.5%	103.9%	- 1.5%	101.3%	104.0%	+ 2.7%
Inventory of Homes for Sale	54	53	- 1.9%	--	--	--
Months Supply of Inventory	1.0	1.0	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.

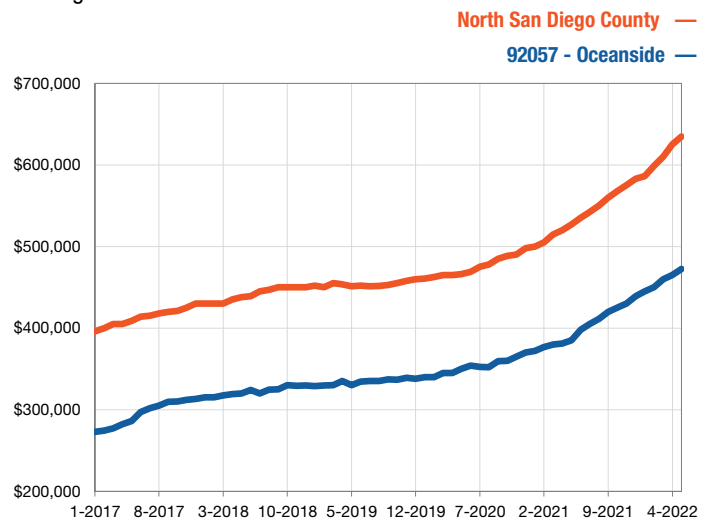
Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	39	41	+ 5.1%	336	383	+ 14.0%
Pending Sales	33	35	+ 6.1%	316	331	+ 4.7%
Closed Sales	30	25	- 16.7%	320	334	+ 4.4%
Days on Market Until Sale	15	11	- 26.7%	21	13	- 38.1%
Median Sales Price*	\$424,000	\$540,000	+ 27.4%	\$385,000	\$472,650	+ 22.8%
Average Sales Price*	\$431,170	\$531,764	+ 23.3%	\$394,583	\$494,171	+ 25.2%
Percent of Original List Price Received*	103.7%	104.2%	+ 0.5%	100.1%	103.5%	+ 3.4%
Percent of List Price Received*	103.8%	104.2%	+ 0.4%	100.4%	103.4%	+ 3.0%
Inventory of Homes for Sale	22	36	+ 63.6%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 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



Local Market Update for May 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92058 - Oceanside

North San Diego County

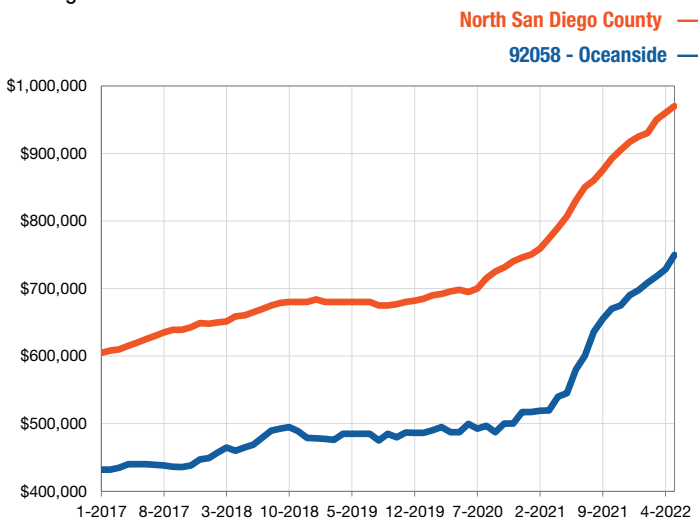
Detached Single-Family	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	13	13	0.0%	172	183	+ 6.4%
Pending Sales	14	9	- 35.7%	166	161	- 3.0%
Closed Sales	16	15	- 6.3%	176	163	- 7.4%
Days on Market Until Sale	14	9	- 35.7%	27	13	- 51.9%
Median Sales Price*	\$640,000	\$780,000	+ 21.9%	\$545,000	\$750,000	+ 37.6%
Average Sales Price*	\$543,213	\$786,433	+ 44.8%	\$495,108	\$723,942	+ 46.2%
Percent of Original List Price Received*	104.7%	105.4%	+ 0.7%	99.6%	103.3%	+ 3.7%
Percent of List Price Received*	102.6%	103.7%	+ 1.1%	100.2%	102.4%	+ 2.2%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	1.2	1.0	- 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.

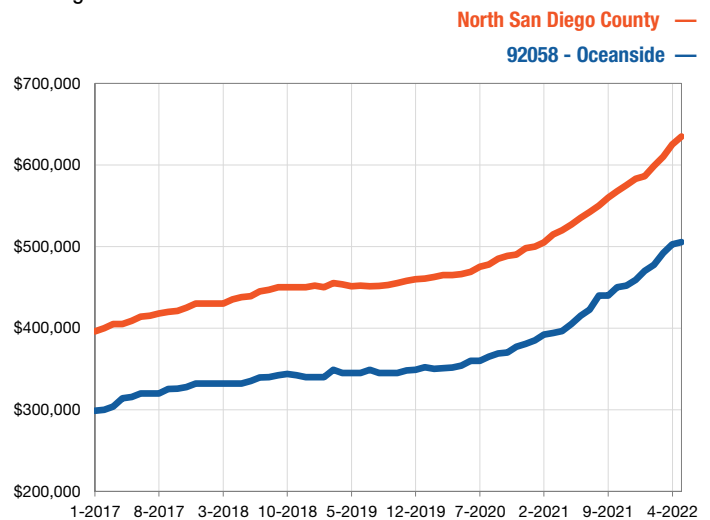
Attached Single-Family	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	17	9	- 47.1%	107	118	+ 10.3%
Pending Sales	16	5	- 68.8%	97	109	+ 12.4%
Closed Sales	6	2	- 66.7%	89	122	+ 37.1%
Days on Market Until Sale	4	10	+ 150.0%	12	9	- 25.0%
Median Sales Price*	\$506,250	\$647,500	+ 27.9%	\$405,000	\$505,500	+ 24.8%
Average Sales Price*	\$498,950	\$647,500	+ 29.8%	\$405,709	\$505,019	+ 24.5%
Percent of Original List Price Received*	107.7%	114.3%	+ 6.1%	101.9%	105.2%	+ 3.2%
Percent of List Price Received*	107.7%	108.3%	+ 0.6%	101.7%	103.7%	+ 2.0%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.2	0.9	- 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



Local Market Update for May 2022

Provided by the North San Diego County REALTORS®.

92075 - Solana Beach

North San Diego County

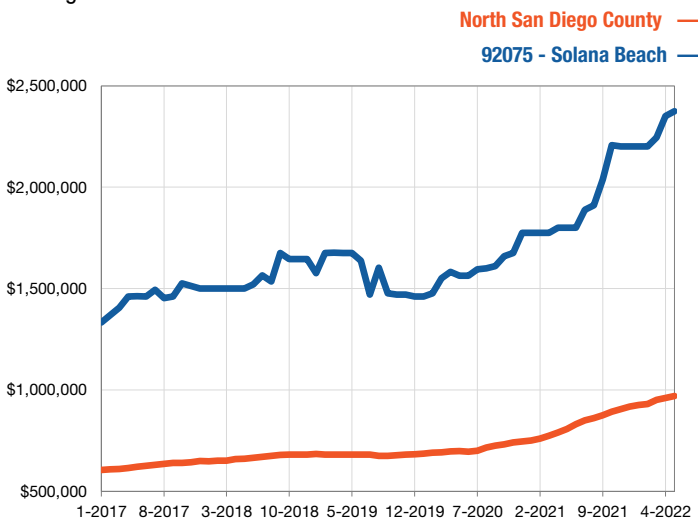
Detached Single-Family	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	10	8	- 20.0%	155	124	- 20.0%
Pending Sales	8	5	- 37.5%	117	95	- 18.8%
Closed Sales	8	10	+ 25.0%	114	99	- 13.2%
Days on Market Until Sale	12	18	+ 50.0%	31	19	- 38.7%
Median Sales Price*	\$1,972,000	\$2,760,000	+ 40.0%	\$1,800,000	\$2,375,000	+ 31.9%
Average Sales Price*	\$2,147,250	\$3,030,500	+ 41.1%	\$2,319,635	\$2,942,320	+ 26.8%
Percent of Original List Price Received*	96.9%	105.7%	+ 9.1%	95.6%	100.6%	+ 5.2%
Percent of List Price Received*	97.0%	107.1%	+ 10.4%	97.0%	101.7%	+ 4.8%
Inventory of Homes for Sale	25	10	- 60.0%	--	--	--
Months Supply of Inventory	2.6	1.3	- 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	May			Rolling 12 Months		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	18	14	- 22.2%	155	118	- 23.9%
Pending Sales	13	12	- 7.7%	123	109	- 11.4%
Closed Sales	14	7	- 50.0%	115	111	- 3.5%
Days on Market Until Sale	13	15	+ 15.4%	32	19	- 40.6%
Median Sales Price*	\$1,263,944	\$1,500,000	+ 18.7%	\$1,000,000	\$1,350,000	+ 35.0%
Average Sales Price*	\$1,336,342	\$1,619,895	+ 21.2%	\$1,124,983	\$1,398,345	+ 24.3%
Percent of Original List Price Received*	98.9%	102.5%	+ 3.6%	97.0%	101.1%	+ 4.2%
Percent of List Price Received*	100.4%	102.5%	+ 2.1%	98.5%	101.8%	+ 3.4%
Inventory of Homes for Sale	19	7	- 63.2%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--

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



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

