

Local Market Update for July 2022

Provided by the North San Diego County REALTORS®.

92064 - Poway

North San Diego County

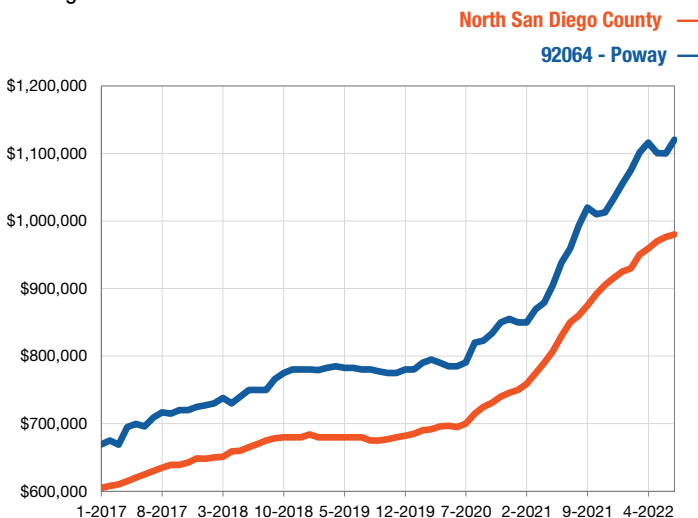
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
Key Metrics						
New Listings	65	44	- 32.3%	682	624	- 8.5%
Pending Sales	48	31	- 35.4%	603	496	- 17.7%
Closed Sales	63	34	- 46.0%	604	513	- 15.1%
Days on Market Until Sale	10	12	+ 20.0%	17	12	- 29.4%
Median Sales Price*	\$1,050,000	\$1,367,500	+ 30.2%	\$959,000	\$1,120,500	+ 16.8%
Average Sales Price*	\$1,211,979	\$1,353,111	+ 11.6%	\$1,160,036	\$1,348,143	+ 16.2%
Percent of Original List Price Received*	106.1%	98.2%	- 7.4%	102.4%	103.9%	+ 1.5%
Percent of List Price Received*	105.8%	99.8%	- 5.7%	102.1%	103.2%	+ 1.1%
Inventory of Homes for Sale	68	81	+ 19.1%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 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.

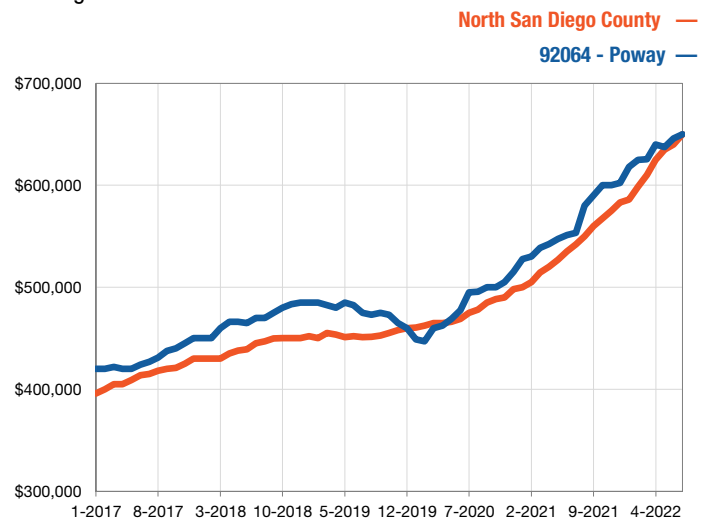
Attached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
Key Metrics						
New Listings	9	7	- 22.2%	70	94	+ 34.3%
Pending Sales	7	3	- 57.1%	60	73	+ 21.7%
Closed Sales	5	5	0.0%	60	69	+ 15.0%
Days on Market Until Sale	9	20	+ 122.2%	11	14	+ 27.3%
Median Sales Price*	\$582,000	\$700,000	+ 20.3%	\$553,500	\$650,000	+ 17.4%
Average Sales Price*	\$598,400	\$662,000	+ 10.6%	\$548,360	\$645,030	+ 17.6%
Percent of Original List Price Received*	101.6%	95.9%	- 5.6%	101.8%	103.3%	+ 1.5%
Percent of List Price Received*	102.1%	97.0%	- 5.0%	101.8%	103.9%	+ 2.1%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 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 July 2022

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92127 - Rancho Bernardo

North San Diego County

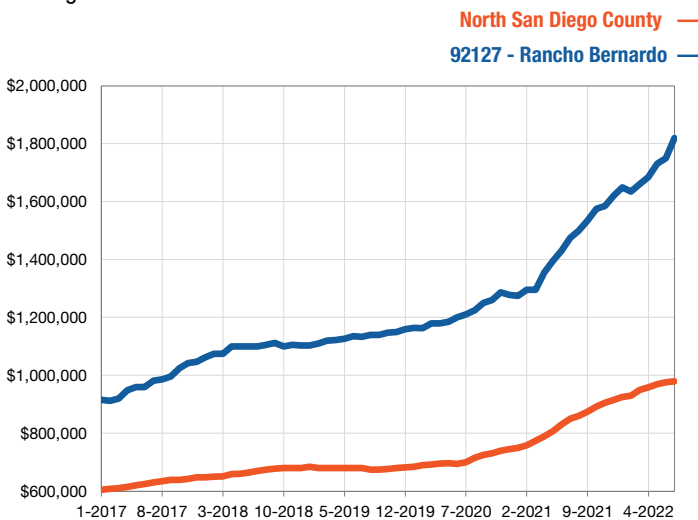
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	53	42	- 20.8%	701	516	- 26.4%
Pending Sales	54	23	- 57.4%	661	391	- 40.8%
Closed Sales	70	37	- 47.1%	688	417	- 39.4%
Days on Market Until Sale	7	23	+ 228.6%	16	12	- 25.0%
Median Sales Price*	\$1,520,000	\$1,730,375	+ 13.8%	\$1,475,000	\$1,820,000	+ 23.4%
Average Sales Price*	\$1,564,572	\$1,986,132	+ 26.9%	\$1,629,429	\$2,093,166	+ 28.5%
Percent of Original List Price Received*	107.4%	96.1%	- 10.5%	103.4%	104.3%	+ 0.9%
Percent of List Price Received*	105.9%	99.3%	- 6.2%	102.7%	103.8%	+ 1.1%
Inventory of Homes for Sale	47	71	+ 51.1%	--	--	--
Months Supply of Inventory	0.9	2.2	+ 144.4%	--	--	--

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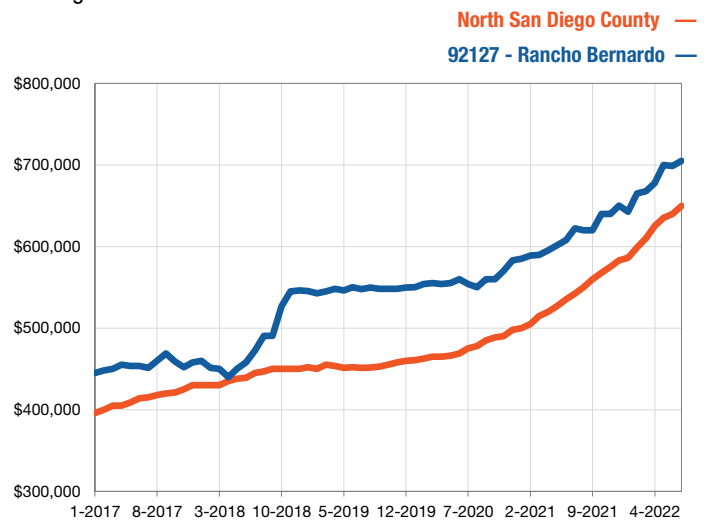
Attached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	22	33	+ 50.0%	295	278	- 5.8%
Pending Sales	17	18	+ 5.9%	284	209	- 26.4%
Closed Sales	30	14	- 53.3%	295	210	- 28.8%
Days on Market Until Sale	9	14	+ 55.6%	12	10	- 16.7%
Median Sales Price*	\$640,000	\$718,500	+ 12.3%	\$622,000	\$705,000	+ 13.3%
Average Sales Price*	\$655,940	\$747,757	+ 14.0%	\$626,214	\$767,575	+ 22.6%
Percent of Original List Price Received*	104.3%	98.8%	- 5.3%	102.8%	105.4%	+ 2.5%
Percent of List Price Received*	103.5%	100.3%	- 3.1%	102.3%	104.7%	+ 2.3%
Inventory of Homes for Sale	11	38	+ 245.5%	--	--	--
Months Supply of Inventory	0.5	2.2	+ 340.0%	--	--	--

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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 July 2022

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92128 - Rancho Bernardo

North San Diego County

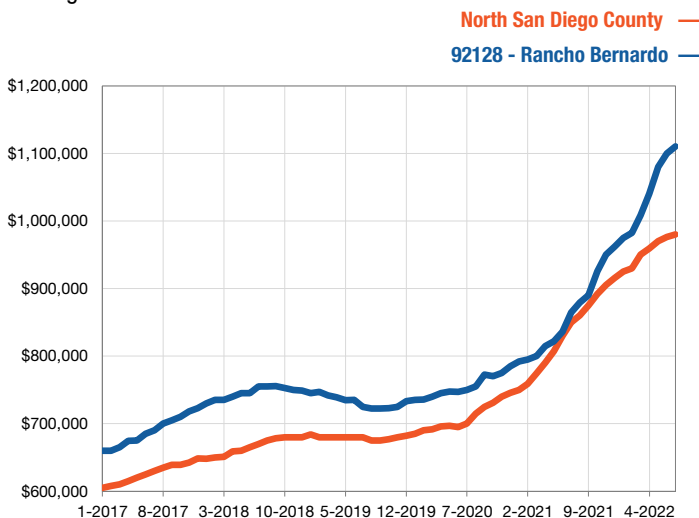
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
Key Metrics						
New Listings	46	61	+ 32.6%	626	551	- 12.0%
Pending Sales	39	33	- 15.4%	594	436	- 26.6%
Closed Sales	60	24	- 60.0%	617	442	- 28.4%
Days on Market Until Sale	9	17	+ 88.9%	12	11	- 8.3%
Median Sales Price*	\$998,223	\$989,500	- 0.9%	\$864,300	\$1,110,500	+ 28.5%
Average Sales Price*	\$1,078,967	\$1,029,438	- 4.6%	\$904,777	\$1,166,211	+ 28.9%
Percent of Original List Price Received*	106.4%	94.9%	- 10.8%	102.9%	104.9%	+ 1.9%
Percent of List Price Received*	105.2%	96.8%	- 8.0%	102.5%	104.3%	+ 1.8%
Inventory of Homes for Sale	38	65	+ 71.1%	--	--	--
Months Supply of Inventory	0.8	1.8	+ 125.0%	--	--	--

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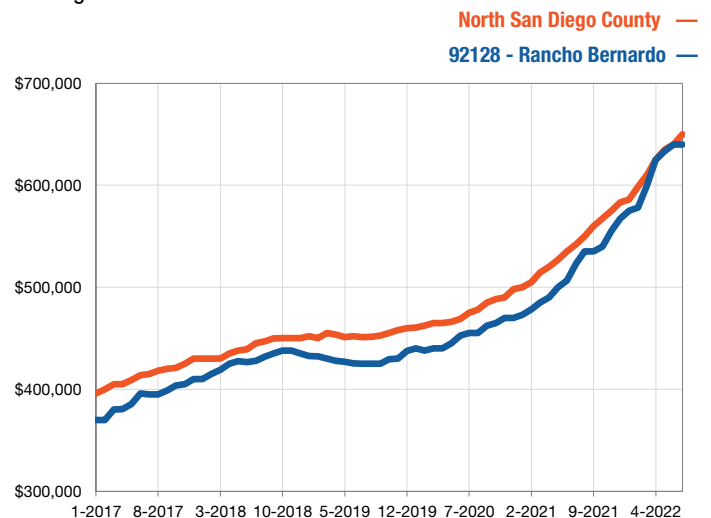
Attached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
Key Metrics						
New Listings	52	56	+ 7.7%	515	476	- 7.6%
Pending Sales	46	25	- 45.7%	461	396	- 14.1%
Closed Sales	51	20	- 60.8%	459	414	- 9.8%
Days on Market Until Sale	8	13	+ 62.5%	10	13	+ 30.0%
Median Sales Price*	\$600,000	\$630,000	+ 5.0%	\$523,000	\$640,000	+ 22.4%
Average Sales Price*	\$594,481	\$652,852	+ 9.8%	\$534,731	\$646,859	+ 21.0%
Percent of Original List Price Received*	104.6%	99.7%	- 4.7%	102.4%	103.7%	+ 1.3%
Percent of List Price Received*	104.4%	99.9%	- 4.3%	102.3%	103.2%	+ 0.9%
Inventory of Homes for Sale	40	65	+ 62.5%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 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 July 2022

Provided by the North San Diego County REALTORS®.

92129 - Rancho Penasquitos

North San Diego County

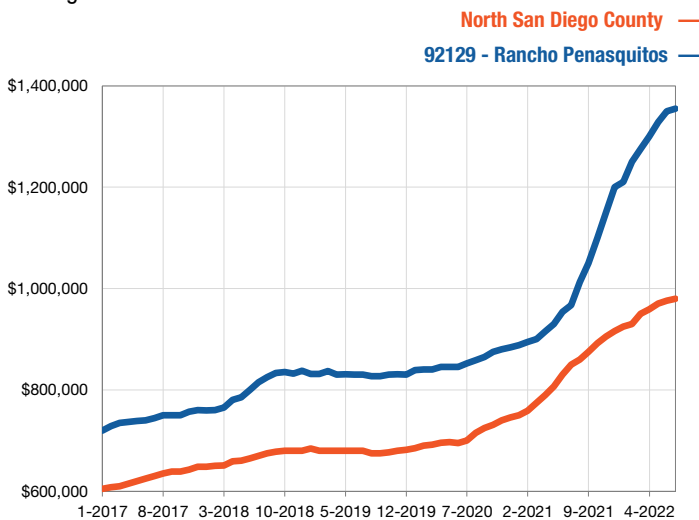
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	32	37	+ 15.6%	369	374	+ 1.4%
Pending Sales	33	20	- 39.4%	340	296	- 12.9%
Closed Sales	35	25	- 28.6%	346	307	- 11.3%
Days on Market Until Sale	8	14	+ 75.0%	12	9	- 25.0%
Median Sales Price*	\$1,200,000	\$1,200,000	0.0%	\$967,400	\$1,355,000	+ 40.1%
Average Sales Price*	\$1,182,457	\$1,279,200	+ 8.2%	\$1,030,941	\$1,407,725	+ 36.5%
Percent of Original List Price Received*	109.0%	96.3%	- 11.7%	105.6%	107.1%	+ 1.4%
Percent of List Price Received*	106.7%	99.9%	- 6.4%	104.4%	106.2%	+ 1.7%
Inventory of Homes for Sale	25	38	+ 52.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--

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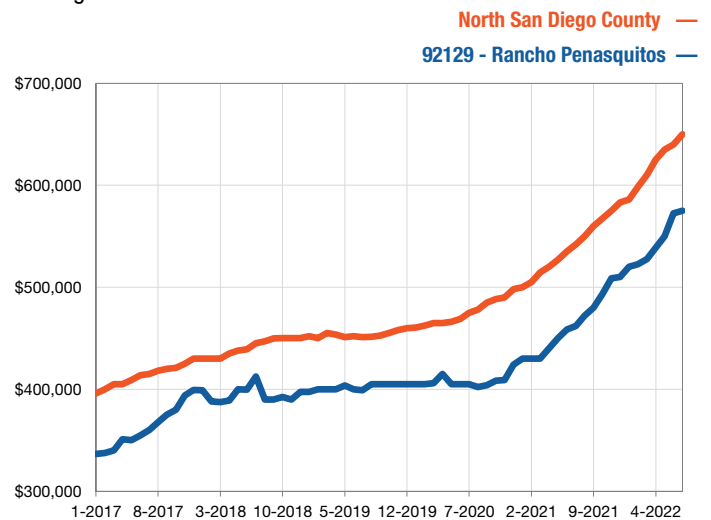
Attached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	14	20	+ 42.9%	180	180	0.0%
Pending Sales	8	5	- 37.5%	172	152	- 11.6%
Closed Sales	13	6	- 53.8%	179	149	- 16.8%
Days on Market Until Sale	6	10	+ 66.7%	13	10	- 23.1%
Median Sales Price*	\$500,000	\$480,000	- 4.0%	\$462,000	\$575,000	+ 24.5%
Average Sales Price*	\$570,177	\$570,333	+ 0.0%	\$515,059	\$658,649	+ 27.9%
Percent of Original List Price Received*	103.8%	96.9%	- 6.6%	102.5%	105.3%	+ 2.7%
Percent of List Price Received*	102.4%	100.2%	- 2.1%	101.8%	104.4%	+ 2.6%
Inventory of Homes for Sale	13	24	+ 84.6%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--

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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 July 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92130 - Carmel Valley

North San Diego County

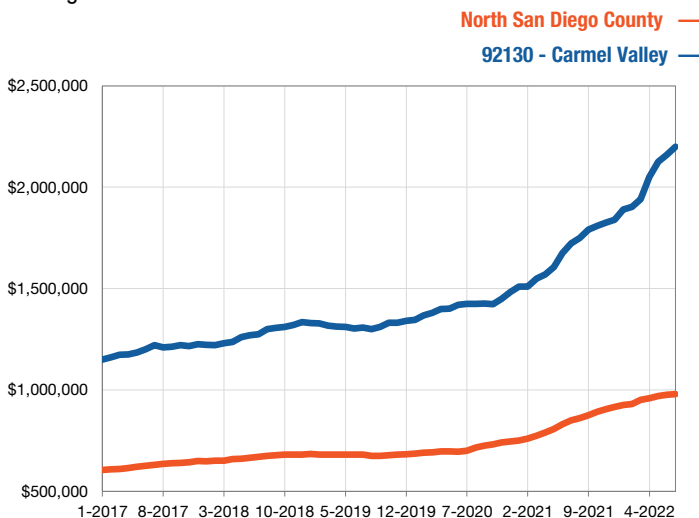
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	52	38	- 26.9%	602	430	- 28.6%
Pending Sales	47	21	- 55.3%	558	338	- 39.4%
Closed Sales	62	21	- 66.1%	572	360	- 37.1%
Days on Market Until Sale	11	16	+ 45.5%	20	11	- 45.0%
Median Sales Price*	\$1,845,000	\$2,300,000	+ 24.7%	\$1,723,000	\$2,200,000	+ 27.7%
Average Sales Price*	\$2,103,991	\$2,468,151	+ 17.3%	\$1,880,564	\$2,369,640	+ 26.0%
Percent of Original List Price Received*	107.8%	98.7%	- 8.4%	102.2%	105.8%	+ 3.5%
Percent of List Price Received*	107.1%	100.5%	- 6.2%	102.1%	104.7%	+ 2.5%
Inventory of Homes for Sale	57	68	+ 19.3%	--	--	--
Months Supply of Inventory	1.2	2.4	+ 100.0%	--	--	--

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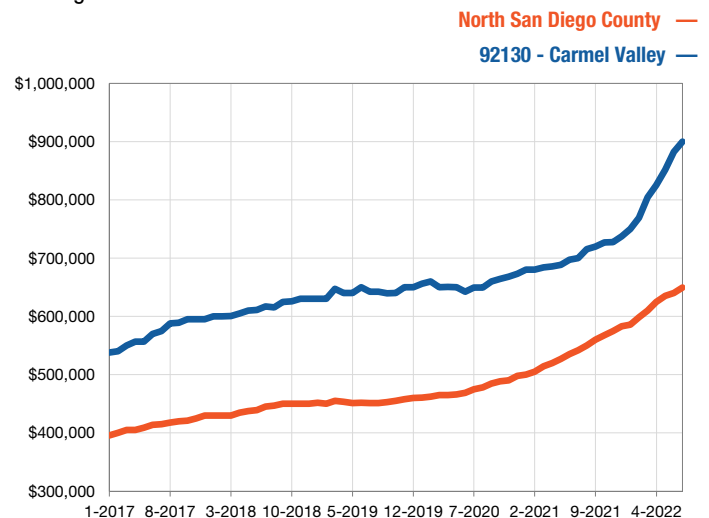
Attached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	23	22	- 4.3%	293	269	- 8.2%
Pending Sales	23	11	- 52.2%	250	225	- 10.0%
Closed Sales	26	15	- 42.3%	255	233	- 8.6%
Days on Market Until Sale	12	21	+ 75.0%	16	13	- 18.8%
Median Sales Price*	\$857,500	\$945,000	+ 10.2%	\$700,000	\$900,000	+ 28.6%
Average Sales Price*	\$852,334	\$1,169,200	+ 37.2%	\$739,253	\$996,915	+ 34.9%
Percent of Original List Price Received*	104.8%	99.1%	- 5.4%	101.7%	106.0%	+ 4.2%
Percent of List Price Received*	105.4%	100.4%	- 4.7%	101.8%	105.2%	+ 3.3%
Inventory of Homes for Sale	36	38	+ 5.6%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

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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 July 2022

Provided by the North San Diego County REALTORS®.

92131 - Scripps Miramar

Metro San Diego County

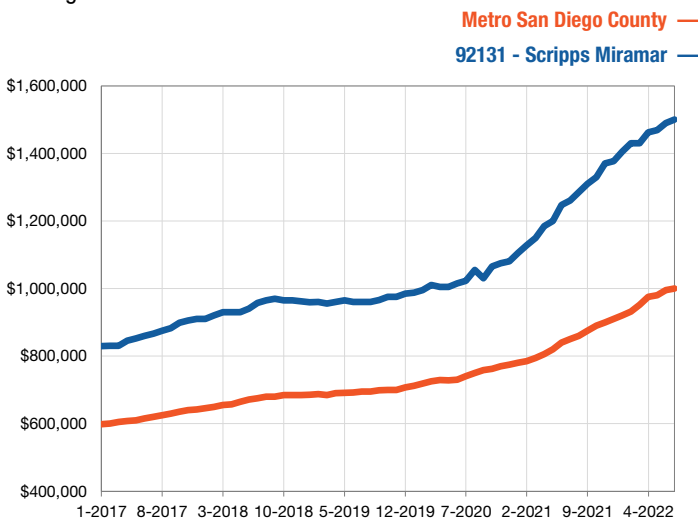
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
Key Metrics						
New Listings	28	39	+ 39.3%	318	336	+ 5.7%
Pending Sales	26	20	- 23.1%	294	251	- 14.6%
Closed Sales	26	21	- 19.2%	299	259	- 13.4%
Days on Market Until Sale	8	14	+ 75.0%	12	11	- 8.3%
Median Sales Price*	\$1,519,800	\$1,585,000	+ 4.3%	\$1,260,000	\$1,500,000	+ 19.0%
Average Sales Price*	\$1,517,748	\$1,672,810	+ 10.2%	\$1,310,124	\$1,624,680	+ 24.0%
Percent of Original List Price Received*	108.2%	96.8%	- 10.5%	104.0%	104.9%	+ 0.9%
Percent of List Price Received*	103.9%	99.5%	- 4.2%	102.5%	103.3%	+ 0.8%
Inventory of Homes for Sale	22	53	+ 140.9%	--	--	--
Months Supply of Inventory	0.9	2.5	+ 177.8%	--	--	--

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Attached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
Key Metrics						
New Listings	26	29	+ 11.5%	229	206	- 10.0%
Pending Sales	27	12	- 55.6%	204	166	- 18.6%
Closed Sales	18	8	- 55.6%	189	183	- 3.2%
Days on Market Until Sale	7	15	+ 114.3%	10	11	+ 10.0%
Median Sales Price*	\$645,000	\$832,500	+ 29.1%	\$615,000	\$755,000	+ 22.8%
Average Sales Price*	\$671,208	\$837,250	+ 24.7%	\$604,334	\$764,622	+ 26.5%
Percent of Original List Price Received*	104.5%	98.7%	- 5.6%	102.8%	105.4%	+ 2.5%
Percent of List Price Received*	102.6%	99.1%	- 3.4%	102.1%	104.2%	+ 2.1%
Inventory of Homes for Sale	15	23	+ 53.3%	--	--	--
Months Supply of Inventory	0.9	1.7	+ 88.9%	--	--	--

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



Median Sales Price – Attached Single-Family
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