

Local Market Update for July 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92007 - Cardiff

North San Diego County

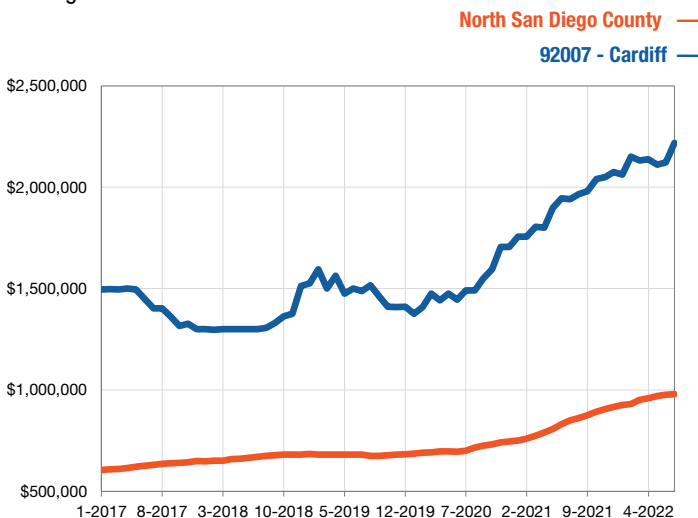
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	12	5	- 58.3%	162	75	- 53.7%
Pending Sales	6	4	- 33.3%	129	56	- 56.6%
Closed Sales	8	4	- 50.0%	133	60	- 54.9%
Days on Market Until Sale	13	42	+ 223.1%	29	19	- 34.5%
Median Sales Price*	\$1,667,500	\$2,100,000	+ 25.9%	\$1,939,625	\$2,218,750	+ 14.4%
Average Sales Price*	\$1,630,625	\$2,382,750	+ 46.1%	\$2,127,081	\$2,415,688	+ 13.6%
Percent of Original List Price Received*	102.4%	95.6%	- 6.6%	98.3%	99.7%	+ 1.4%
Percent of List Price Received*	102.8%	97.7%	- 5.0%	99.8%	100.7%	+ 0.9%
Inventory of Homes for Sale	23	18	- 21.7%	--	--	--
Months Supply of Inventory	2.1	3.9	+ 85.7%	--	--	--

* 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.

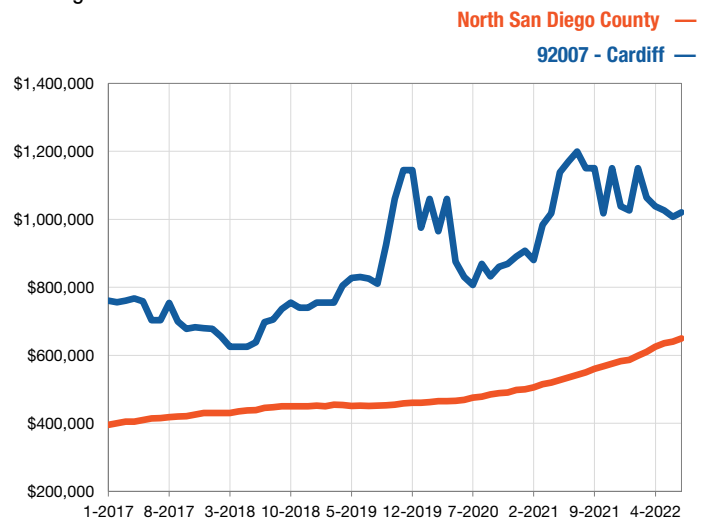
Attached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	4	2	- 50.0%	74	53	- 28.4%
Pending Sales	4	2	- 50.0%	71	45	- 36.6%
Closed Sales	6	2	- 66.7%	75	46	- 38.7%
Days on Market Until Sale	7	17	+ 142.9%	18	10	- 44.4%
Median Sales Price*	\$937,500	\$1,097,500	+ 17.1%	\$1,200,000	\$1,020,500	- 15.0%
Average Sales Price*	\$1,181,499	\$1,097,500	- 7.1%	\$1,316,762	\$1,426,887	+ 8.4%
Percent of Original List Price Received*	104.2%	96.4%	- 7.5%	100.4%	103.1%	+ 2.7%
Percent of List Price Received*	104.2%	96.4%	- 7.5%	101.1%	103.2%	+ 2.1%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 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 July 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92008 - Carlsbad

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	31	18	- 41.9%	349	228	- 34.7%
Pending Sales	20	11	- 45.0%	280	192	- 31.4%
Closed Sales	31	17	- 45.2%	287	208	- 27.5%
Days on Market Until Sale	22	28	+ 27.3%	23	18	- 21.7%
Median Sales Price*	\$1,340,000	\$1,800,000	+ 34.3%	\$1,240,000	\$1,595,000	+ 28.6%
Average Sales Price*	\$1,551,315	\$2,021,312	+ 30.3%	\$1,442,881	\$1,798,235	+ 24.6%
Percent of Original List Price Received*	101.9%	97.0%	- 4.8%	100.2%	103.0%	+ 2.8%
Percent of List Price Received*	102.1%	100.4%	- 1.7%	100.8%	103.5%	+ 2.7%
Inventory of Homes for Sale	54	38	- 29.6%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--

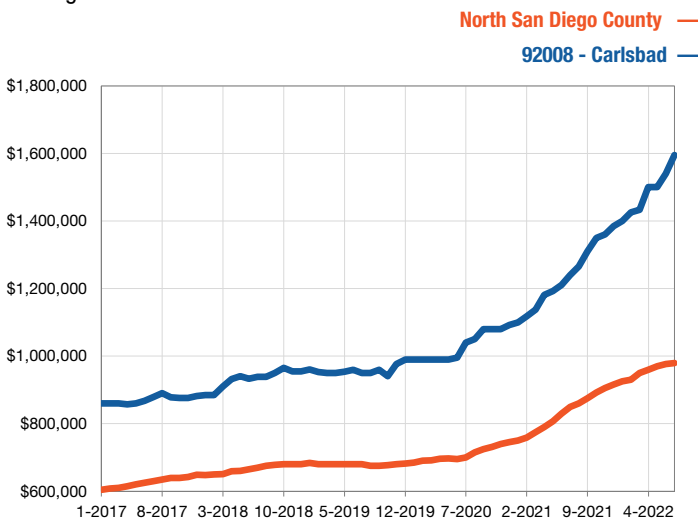
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family

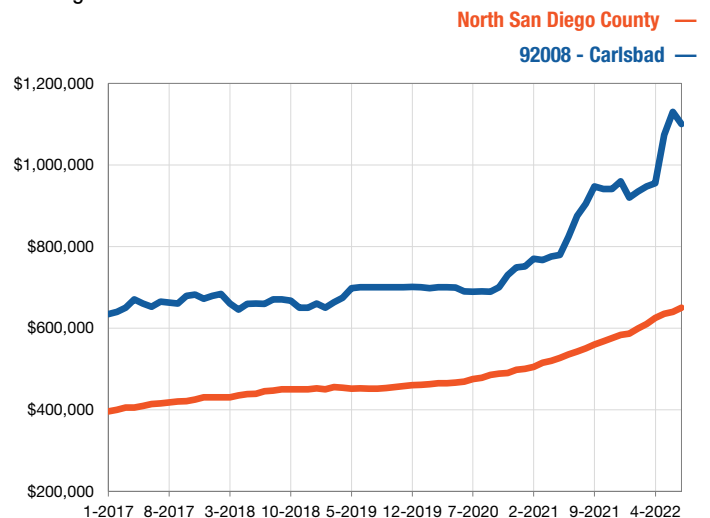
Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	15	12	- 20.0%	175	164	- 6.3%
Pending Sales	16	8	- 50.0%	145	132	- 9.0%
Closed Sales	15	8	- 46.7%	137	133	- 2.9%
Days on Market Until Sale	12	19	+ 58.3%	29	22	- 24.1%
Median Sales Price*	\$1,315,000	\$993,750	- 24.4%	\$875,000	\$1,100,000	+ 25.7%
Average Sales Price*	\$1,429,700	\$1,287,813	- 9.9%	\$1,018,374	\$1,333,106	+ 30.9%
Percent of Original List Price Received*	101.5%	99.3%	- 2.2%	99.9%	102.5%	+ 2.6%
Percent of List Price Received*	101.4%	99.5%	- 1.9%	100.4%	102.4%	+ 2.0%
Inventory of Homes for Sale	30	23	- 23.3%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--

* 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 July 2022

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92009 - Carlsbad

North San Diego County

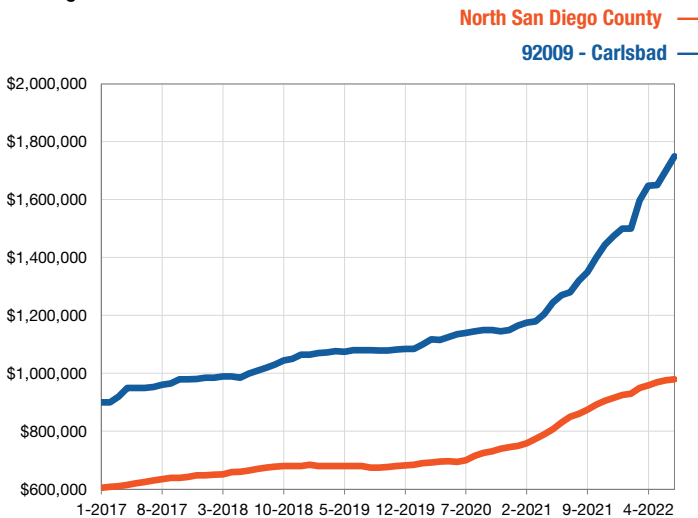
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	55	39	- 29.1%	669	459	- 31.4%
Pending Sales	32	29	- 9.4%	608	374	- 38.5%
Closed Sales	45	21	- 53.3%	641	379	- 40.9%
Days on Market Until Sale	9	11	+ 22.2%	14	12	- 14.3%
Median Sales Price*	\$1,500,000	\$2,060,000	+ 37.3%	\$1,280,000	\$1,750,000	+ 36.7%
Average Sales Price*	\$1,548,889	\$2,049,048	+ 32.3%	\$1,344,304	\$1,837,399	+ 36.7%
Percent of Original List Price Received*	107.2%	99.1%	- 7.6%	103.3%	104.6%	+ 1.3%
Percent of List Price Received*	106.5%	100.8%	- 5.4%	103.2%	104.7%	+ 1.5%
Inventory of Homes for Sale	85	54	- 36.5%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--

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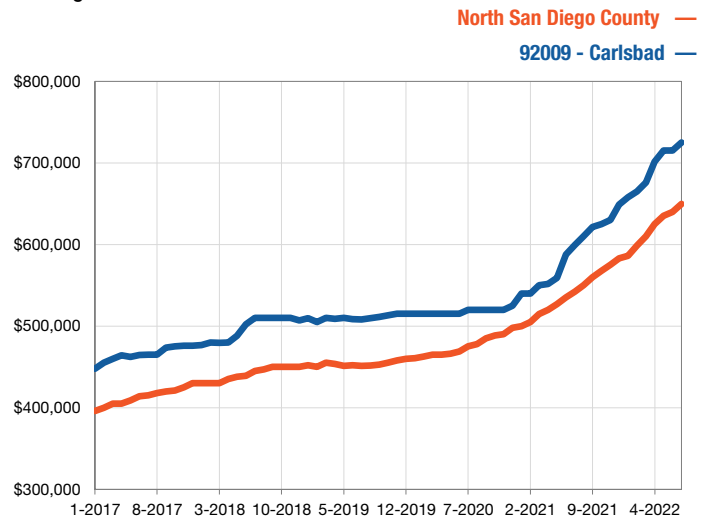
Attached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	47	24	- 48.9%	359	317	- 11.7%
Pending Sales	36	18	- 50.0%	335	274	- 18.2%
Closed Sales	31	12	- 61.3%	326	288	- 11.7%
Days on Market Until Sale	10	37	+ 270.0%	18	16	- 11.1%
Median Sales Price*	\$649,000	\$794,500	+ 22.4%	\$599,500	\$725,000	+ 20.9%
Average Sales Price*	\$739,713	\$846,867	+ 14.5%	\$634,502	\$771,069	+ 21.5%
Percent of Original List Price Received*	101.8%	100.2%	- 1.6%	101.5%	103.8%	+ 2.3%
Percent of List Price Received*	101.8%	99.2%	- 2.6%	101.5%	103.7%	+ 2.2%
Inventory of Homes for Sale	40	33	- 17.5%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

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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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92010 - Carlsbad

North San Diego County

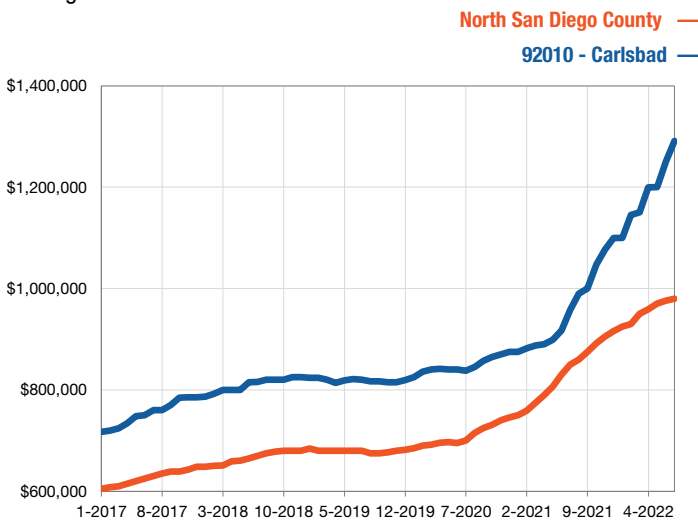
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	25	18	- 28.0%	201	207	+ 3.0%
Pending Sales	11	13	+ 18.2%	170	177	+ 4.1%
Closed Sales	24	13	- 45.8%	182	178	- 2.2%
Days on Market Until Sale	9	10	+ 11.1%	18	11	- 38.9%
Median Sales Price*	\$1,095,000	\$1,300,000	+ 18.7%	\$957,500	\$1,291,250	+ 34.9%
Average Sales Price*	\$1,051,499	\$1,324,973	+ 26.0%	\$972,219	\$1,232,016	+ 26.7%
Percent of Original List Price Received*	103.1%	96.6%	- 6.3%	102.2%	104.7%	+ 2.4%
Percent of List Price Received*	104.5%	98.2%	- 6.0%	102.4%	104.9%	+ 2.4%
Inventory of Homes for Sale	25	29	+ 16.0%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

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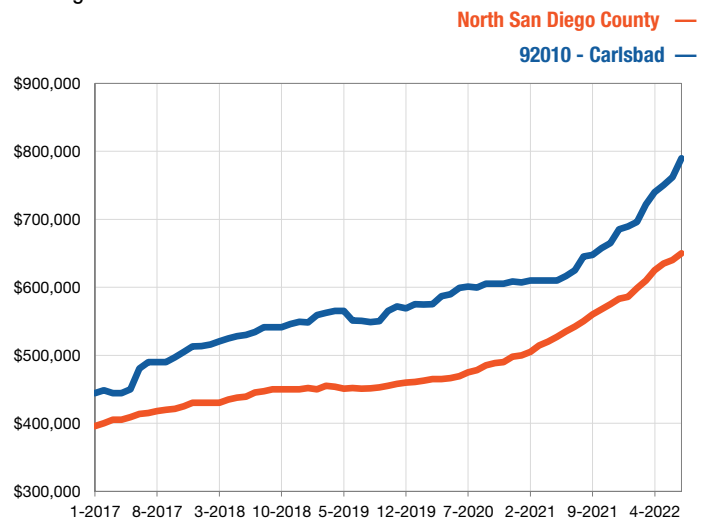
Attached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	14	9	- 35.7%	118	92	- 22.0%
Pending Sales	11	9	- 18.2%	104	75	- 27.9%
Closed Sales	12	6	- 50.0%	107	79	- 26.2%
Days on Market Until Sale	10	15	+ 50.0%	12	11	- 8.3%
Median Sales Price*	\$723,000	\$820,000	+ 13.4%	\$625,000	\$790,000	+ 26.4%
Average Sales Price*	\$712,000	\$839,000	+ 17.8%	\$631,559	\$823,945	+ 30.5%
Percent of Original List Price Received*	104.5%	100.6%	- 3.7%	101.7%	104.3%	+ 2.6%
Percent of List Price Received*	104.8%	101.3%	- 3.3%	101.8%	104.0%	+ 2.2%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 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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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92011 - Carlsbad

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	35	20	- 42.9%	339	243	- 28.3%
Pending Sales	26	12	- 53.8%	316	205	- 35.1%
Closed Sales	19	16	- 15.8%	325	216	- 33.5%
Days on Market Until Sale	9	18	+ 100.0%	24	16	- 33.3%
Median Sales Price*	\$1,600,000	\$1,989,000	+ 24.3%	\$1,225,000	\$1,600,000	+ 30.6%
Average Sales Price*	\$1,426,940	\$1,923,813	+ 34.8%	\$1,157,245	\$1,558,643	+ 34.7%
Percent of Original List Price Received*	108.0%	101.7%	- 5.8%	100.0%	103.6%	+ 3.6%
Percent of List Price Received*	108.1%	101.8%	- 5.8%	100.8%	103.4%	+ 2.6%
Inventory of Homes for Sale	38	36	- 5.3%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--

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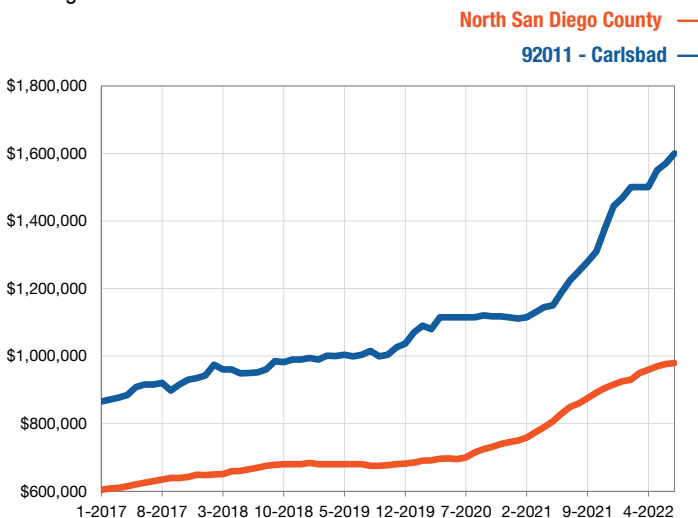
Attached Single-Family

Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	9	12	+ 33.3%	113	104	- 8.0%
Pending Sales	11	14	+ 27.3%	108	94	- 13.0%
Closed Sales	14	8	- 42.9%	114	88	- 22.8%
Days on Market Until Sale	7	20	+ 185.7%	10	11	+ 10.0%
Median Sales Price*	\$915,000	\$1,084,500	+ 18.5%	\$732,500	\$932,500	+ 27.3%
Average Sales Price*	\$925,071	\$1,077,750	+ 16.5%	\$773,036	\$971,489	+ 25.7%
Percent of Original List Price Received*	104.5%	98.3%	- 5.9%	102.2%	104.5%	+ 2.3%
Percent of List Price Received*	103.7%	100.0%	- 3.6%	102.0%	104.5%	+ 2.5%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

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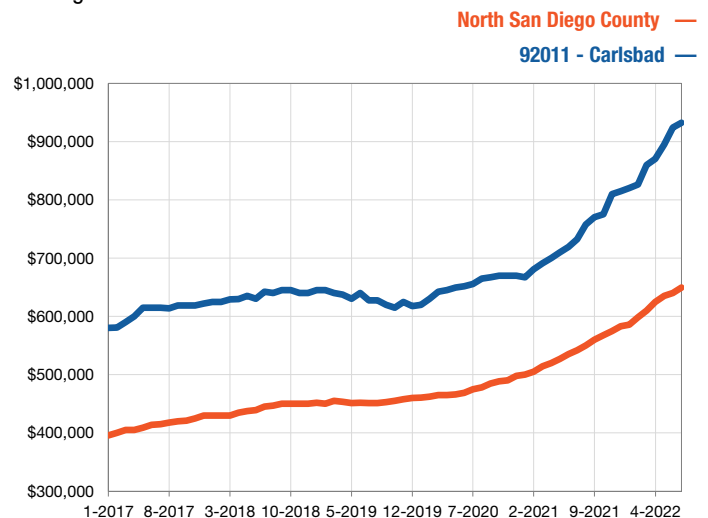
Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation



Local Market Update for July 2022

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92024 - Encinitas

North San Diego County

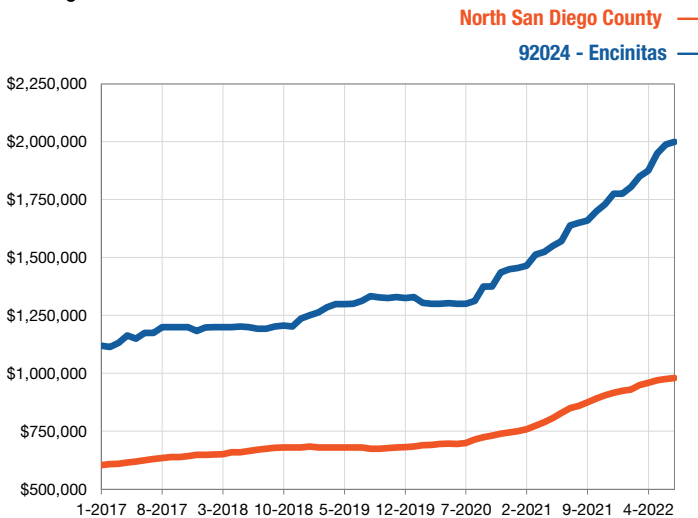
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	59	29	- 50.8%	681	440	- 35.4%
Pending Sales	37	20	- 45.9%	580	353	- 39.1%
Closed Sales	45	19	- 57.8%	604	380	- 37.1%
Days on Market Until Sale	18	17	- 5.6%	26	19	- 26.9%
Median Sales Price*	\$2,040,000	\$2,565,000	+ 25.7%	\$1,638,500	\$2,000,000	+ 22.1%
Average Sales Price*	\$2,214,309	\$2,862,526	+ 29.3%	\$1,828,278	\$2,384,272	+ 30.4%
Percent of Original List Price Received*	104.1%	97.9%	- 6.0%	99.8%	103.4%	+ 3.6%
Percent of List Price Received*	103.6%	98.9%	- 4.5%	100.6%	103.7%	+ 3.1%
Inventory of Homes for Sale	97	54	- 44.3%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

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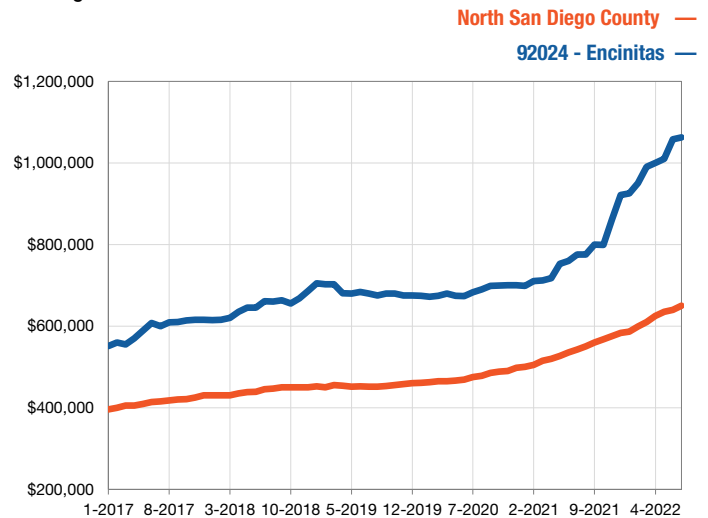
Attached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	19	13	- 31.6%	220	231	+ 5.0%
Pending Sales	15	15	0.0%	195	197	+ 1.0%
Closed Sales	9	19	+ 111.1%	201	198	- 1.5%
Days on Market Until Sale	9	11	+ 22.2%	16	12	- 25.0%
Median Sales Price*	\$930,000	\$1,128,000	+ 21.3%	\$775,000	\$1,062,500	+ 37.1%
Average Sales Price*	\$1,018,333	\$1,225,579	+ 20.4%	\$956,205	\$1,262,539	+ 32.0%
Percent of Original List Price Received*	104.8%	98.1%	- 6.4%	101.3%	103.2%	+ 1.9%
Percent of List Price Received*	105.5%	99.4%	- 5.8%	101.6%	103.1%	+ 1.5%
Inventory of Homes for Sale	19	29	+ 52.6%	--	--	--
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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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92054 - Oceanside

North San Diego County

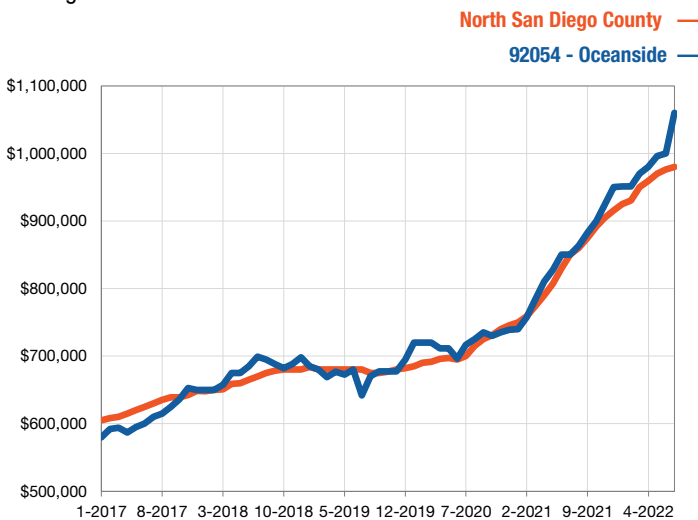
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	37	27	- 27.0%	382	323	- 15.4%
Pending Sales	16	12	- 25.0%	302	262	- 13.2%
Closed Sales	26	13	- 50.0%	314	268	- 14.6%
Days on Market Until Sale	9	18	+ 100.0%	21	17	- 19.0%
Median Sales Price*	\$820,000	\$1,350,000	+ 64.6%	\$850,000	\$1,060,000	+ 24.7%
Average Sales Price*	\$889,265	\$1,487,962	+ 67.3%	\$978,454	\$1,221,585	+ 24.8%
Percent of Original List Price Received*	104.2%	97.5%	- 6.4%	100.9%	102.3%	+ 1.4%
Percent of List Price Received*	103.3%	98.1%	- 5.0%	101.2%	102.4%	+ 1.2%
Inventory of Homes for Sale	61	40	- 34.4%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--

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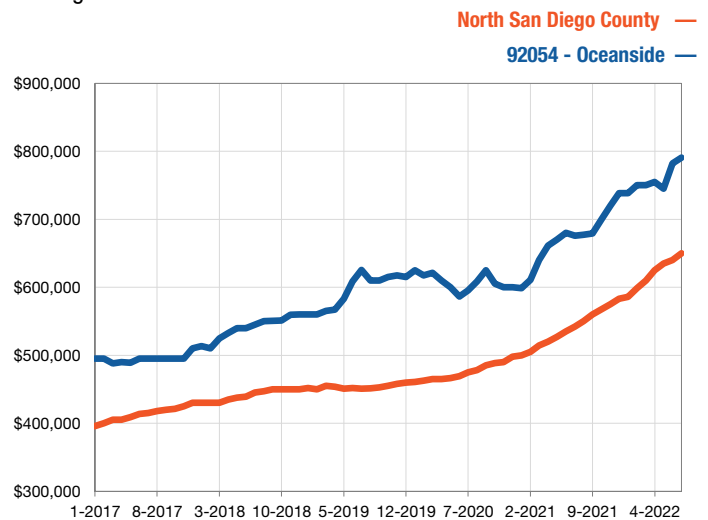
Attached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	22	18	- 18.2%	246	209	- 15.0%
Pending Sales	17	15	- 11.8%	220	176	- 20.0%
Closed Sales	14	13	- 7.1%	229	184	- 19.7%
Days on Market Until Sale	21	17	- 19.0%	34	19	- 44.1%
Median Sales Price*	\$613,500	\$780,000	+ 27.1%	\$676,000	\$790,606	+ 17.0%
Average Sales Price*	\$736,100	\$988,769	+ 34.3%	\$780,344	\$867,779	+ 11.2%
Percent of Original List Price Received*	103.0%	100.7%	- 2.2%	99.0%	101.3%	+ 2.3%
Percent of List Price Received*	103.8%	101.4%	- 2.3%	99.1%	101.4%	+ 2.3%
Inventory of Homes for Sale	37	24	- 35.1%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--

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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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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92056 - Oceanside

North San Diego County

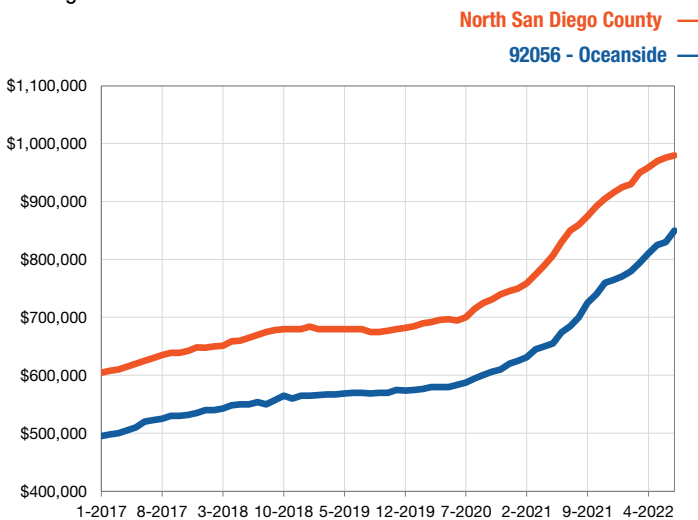
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	62	48	- 22.6%	611	553	- 9.5%
Pending Sales	64	35	- 45.3%	577	469	- 18.7%
Closed Sales	58	30	- 48.3%	581	481	- 17.2%
Days on Market Until Sale	8	18	+ 125.0%	11	10	- 9.1%
Median Sales Price*	\$781,000	\$999,890	+ 28.0%	\$685,000	\$850,000	+ 24.1%
Average Sales Price*	\$786,231	\$980,154	+ 24.7%	\$686,750	\$868,949	+ 26.5%
Percent of Original List Price Received*	104.2%	98.5%	- 5.5%	103.2%	104.5%	+ 1.3%
Percent of List Price Received*	103.9%	100.1%	- 3.7%	102.8%	104.0%	+ 1.2%
Inventory of Homes for Sale	52	64	+ 23.1%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

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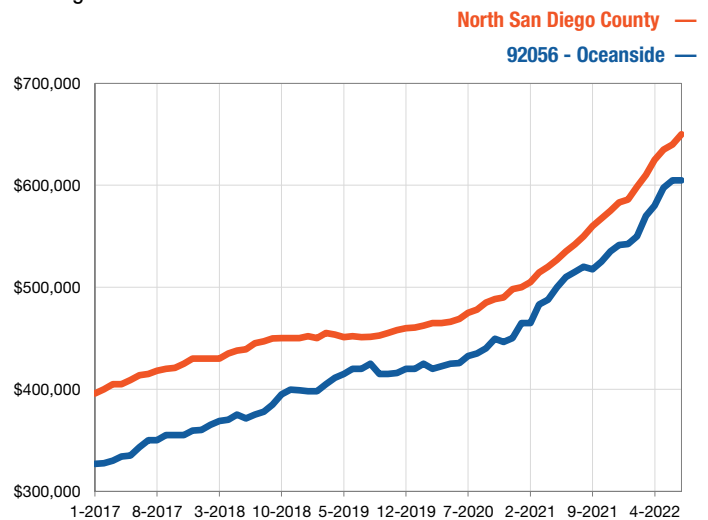
Attached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	35	37	+ 5.7%	342	337	- 1.5%
Pending Sales	25	14	- 44.0%	318	288	- 9.4%
Closed Sales	28	27	- 3.6%	339	295	- 13.0%
Days on Market Until Sale	7	20	+ 185.7%	15	11	- 26.7%
Median Sales Price*	\$568,500	\$573,000	+ 0.8%	\$515,000	\$605,000	+ 17.5%
Average Sales Price*	\$607,719	\$635,896	+ 4.6%	\$526,308	\$644,264	+ 22.4%
Percent of Original List Price Received*	103.0%	99.3%	- 3.6%	101.5%	103.3%	+ 1.8%
Percent of List Price Received*	102.4%	100.6%	- 1.8%	101.1%	103.1%	+ 2.0%
Inventory of Homes for Sale	32	38	+ 18.8%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 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 July 2022

Provided by the North San Diego County REALTORS®.

92057 - Oceanside

North San Diego County

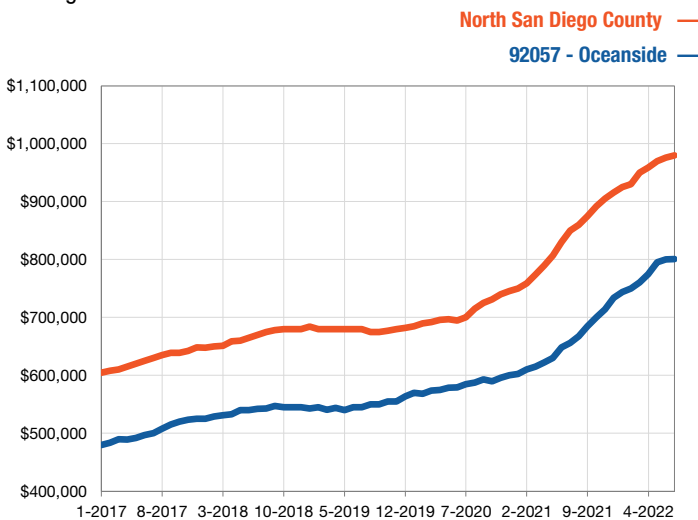
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	67	55	- 17.9%	698	720	+ 3.2%
Pending Sales	55	37	- 32.7%	655	601	- 8.2%
Closed Sales	53	37	- 30.2%	669	623	- 6.9%
Days on Market Until Sale	8	20	+ 150.0%	15	14	- 6.7%
Median Sales Price*	\$777,000	\$910,000	+ 17.1%	\$656,000	\$801,000	+ 22.1%
Average Sales Price*	\$768,594	\$858,919	+ 11.8%	\$664,489	\$811,959	+ 22.2%
Percent of Original List Price Received*	105.8%	99.4%	- 6.0%	102.9%	103.4%	+ 0.5%
Percent of List Price Received*	104.4%	101.0%	- 3.3%	102.4%	103.4%	+ 1.0%
Inventory of Homes for Sale	70	83	+ 18.6%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

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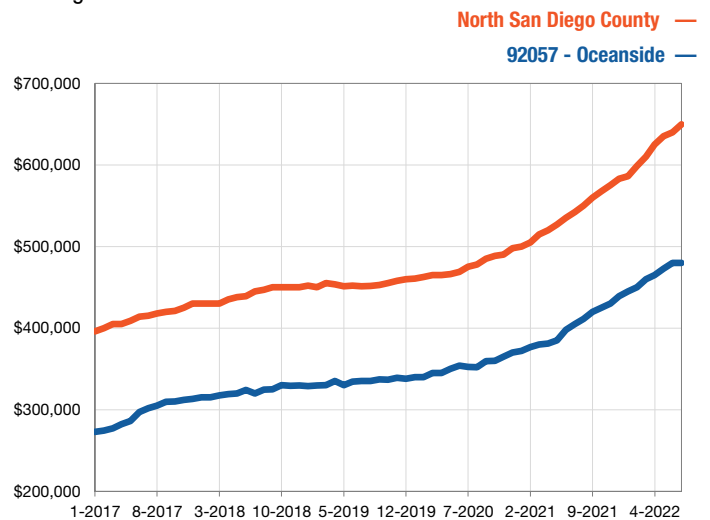
Attached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	33	36	+ 9.1%	350	394	+ 12.6%
Pending Sales	32	26	- 18.8%	322	333	+ 3.4%
Closed Sales	29	29	0.0%	318	340	+ 6.9%
Days on Market Until Sale	13	14	+ 7.7%	17	13	- 23.5%
Median Sales Price*	\$465,000	\$475,000	+ 2.2%	\$405,000	\$480,000	+ 18.5%
Average Sales Price*	\$466,005	\$508,310	+ 9.1%	\$414,632	\$500,769	+ 20.8%
Percent of Original List Price Received*	104.5%	100.8%	- 3.5%	101.3%	102.8%	+ 1.5%
Percent of List Price Received*	103.6%	102.5%	- 1.1%	101.5%	102.8%	+ 1.3%
Inventory of Homes for Sale	29	39	+ 34.5%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

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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 July 2022

Provided by the North San Diego County REALTORS®.

92058 - Oceanside

North San Diego County

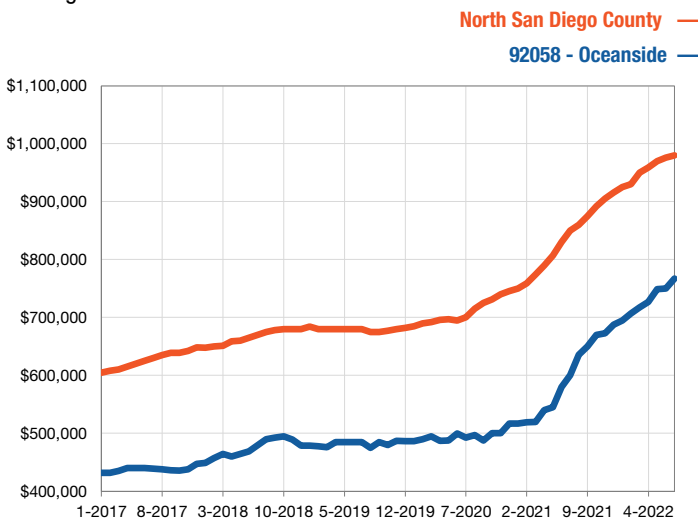
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
Key Metrics						
New Listings	14	12	- 14.3%	163	192	+ 17.8%
Pending Sales	15	12	- 20.0%	153	150	- 2.0%
Closed Sales	9	4	- 55.6%	155	152	- 1.9%
Days on Market Until Sale	8	15	+ 87.5%	19	14	- 26.3%
Median Sales Price*	\$650,000	\$855,000	+ 31.5%	\$600,500	\$767,500	+ 27.8%
Average Sales Price*	\$608,444	\$755,000	+ 24.1%	\$542,510	\$723,581	+ 33.4%
Percent of Original List Price Received*	103.2%	102.6%	- 0.6%	101.2%	103.1%	+ 1.9%
Percent of List Price Received*	101.9%	102.6%	+ 0.7%	101.0%	102.3%	+ 1.3%
Inventory of Homes for Sale	15	28	+ 86.7%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--

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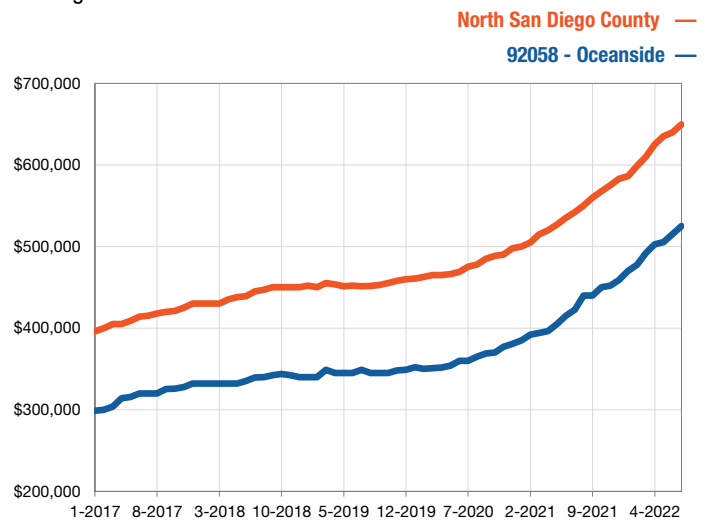
Attached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
Key Metrics						
New Listings	16	11	- 31.3%	125	104	- 16.8%
Pending Sales	15	5	- 66.7%	105	97	- 7.6%
Closed Sales	15	9	- 40.0%	104	105	+ 1.0%
Days on Market Until Sale	8	15	+ 87.5%	10	10	0.0%
Median Sales Price*	\$500,000	\$562,000	+ 12.4%	\$422,500	\$525,000	+ 24.3%
Average Sales Price*	\$480,067	\$588,444	+ 22.6%	\$427,047	\$528,153	+ 23.7%
Percent of Original List Price Received*	105.7%	98.4%	- 6.9%	103.3%	104.5%	+ 1.2%
Percent of List Price Received*	104.6%	101.6%	- 2.9%	102.7%	103.2%	+ 0.5%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

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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®.

92075 - Solana Beach

North San Diego County

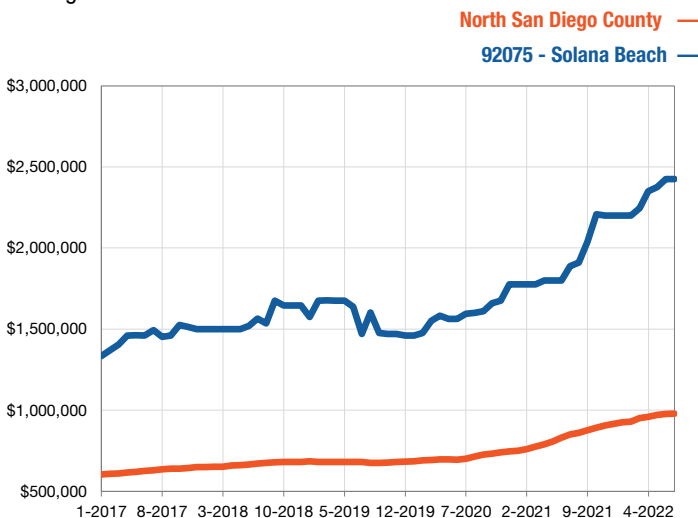
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
Key Metrics						
New Listings	8	5	- 37.5%	146	109	- 25.3%
Pending Sales	9	5	- 44.4%	118	82	- 30.5%
Closed Sales	12	3	- 75.0%	118	85	- 28.0%
Days on Market Until Sale	15	13	- 13.3%	26	20	- 23.1%
Median Sales Price*	\$1,980,200	\$2,350,000	+ 18.7%	\$1,887,500	\$2,425,000	+ 28.5%
Average Sales Price*	\$2,144,052	\$2,466,667	+ 15.0%	\$2,397,809	\$3,037,836	+ 26.7%
Percent of Original List Price Received*	101.1%	99.4%	- 1.7%	97.2%	100.3%	+ 3.2%
Percent of List Price Received*	101.5%	99.4%	- 2.1%	98.3%	101.4%	+ 3.2%
Inventory of Homes for Sale	30	9	- 70.0%	--	--	--
Months Supply of Inventory	3.1	1.3	- 58.1%	--	--	--

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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	14	11	- 21.4%	156	107	- 31.4%
Pending Sales	15	6	- 60.0%	131	92	- 29.8%
Closed Sales	12	6	- 50.0%	127	98	- 22.8%
Days on Market Until Sale	21	8	- 61.9%	28	17	- 39.3%
Median Sales Price*	\$1,221,500	\$1,240,000	+ 1.5%	\$1,060,000	\$1,377,000	+ 29.9%
Average Sales Price*	\$1,267,292	\$1,333,682	+ 5.2%	\$1,184,155	\$1,446,254	+ 22.1%
Percent of Original List Price Received*	100.3%	98.6%	- 1.7%	97.9%	101.1%	+ 3.3%
Percent of List Price Received*	101.3%	98.6%	- 2.7%	99.2%	101.6%	+ 2.4%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--

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



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

