

# Local Market Update for July 2022

Provided by the North San Diego County REALTORS®.

## 92003 - Bonsall

North San Diego County

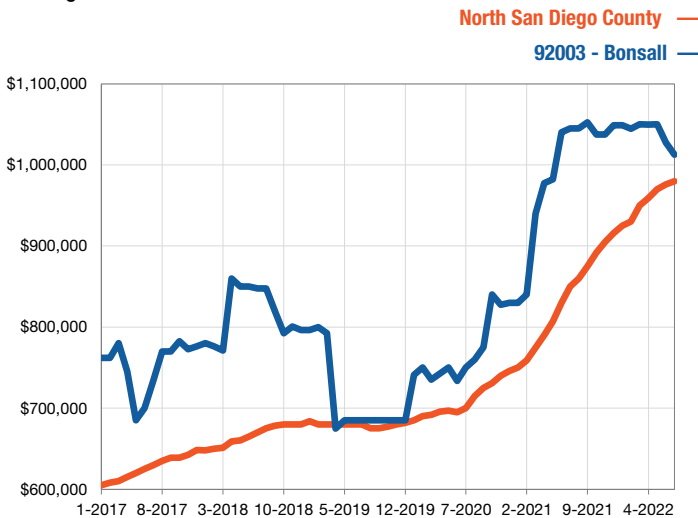
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	9	8	- 11.1%	135	103	- 23.7%
Pending Sales	7	2	- 71.4%	103	72	- 30.1%
Closed Sales	12	8	- 33.3%	104	78	- 25.0%
Days on Market Until Sale	18	41	+ 127.8%	32	27	- 15.6%
Median Sales Price*	\$1,062,500	\$1,020,000	- 4.0%	\$1,045,000	\$1,012,500	- 3.1%
Average Sales Price*	\$1,152,050	\$1,541,250	+ 33.8%	\$1,071,972	\$1,152,631	+ 7.5%
Percent of Original List Price Received*	100.3%	100.1%	- 0.2%	99.1%	100.9%	+ 1.8%
Percent of List Price Received*	100.3%	101.3%	+ 1.0%	99.6%	101.0%	+ 1.4%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	1.9	3.0	+ 57.9%	--	--	--

\* 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.

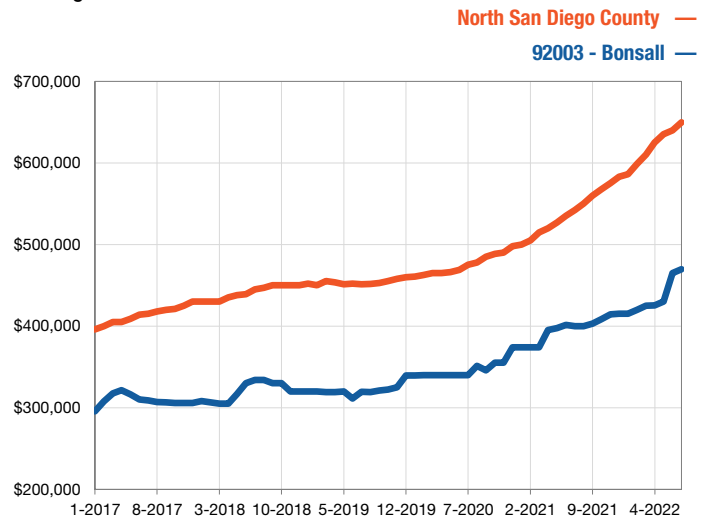
Attached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	4	3	- 25.0%	35	37	+ 5.7%
Pending Sales	4	1	- 75.0%	32	36	+ 12.5%
Closed Sales	6	3	- 50.0%	31	35	+ 12.9%
Days on Market Until Sale	7	10	+ 42.9%	20	8	- 60.0%
Median Sales Price*	\$402,000	\$405,000	+ 0.7%	\$400,000	\$469,999	+ 17.5%
Average Sales Price*	\$460,000	\$462,000	+ 0.4%	\$401,629	\$470,954	+ 17.3%
Percent of Original List Price Received*	104.0%	102.8%	- 1.2%	102.3%	103.8%	+ 1.5%
Percent of List Price Received*	104.0%	102.8%	- 1.2%	101.6%	103.5%	+ 1.9%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--

\* 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



# Local Market Update for July 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92025 - Escondido

North San Diego County

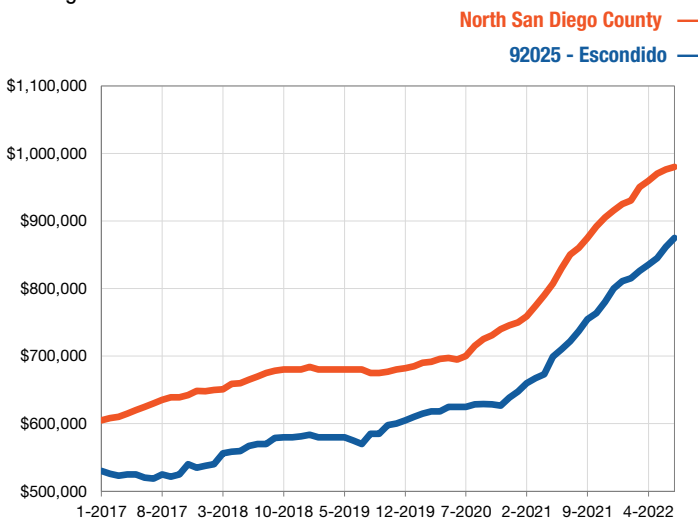
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	45	31	- 31.1%	427	371	- 13.1%
Pending Sales	38	16	- 57.9%	361	296	- 18.0%
Closed Sales	36	11	- 69.4%	361	321	- 11.1%
Days on Market Until Sale	9	17	+ 88.9%	15	14	- 6.7%
Median Sales Price*	\$842,000	<b>\$917,000</b>	+ 8.9%	\$722,000	<b>\$875,000</b>	+ 21.2%
Average Sales Price*	\$915,592	<b>\$937,830</b>	+ 2.4%	\$794,787	<b>\$986,082</b>	+ 24.1%
Percent of Original List Price Received*	105.6%	<b>94.7%</b>	- 10.3%	102.9%	<b>103.3%</b>	+ 0.4%
Percent of List Price Received*	105.1%	<b>98.6%</b>	- 6.2%	102.8%	<b>103.3%</b>	+ 0.5%
Inventory of Homes for Sale	54	53	- 1.9%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 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.

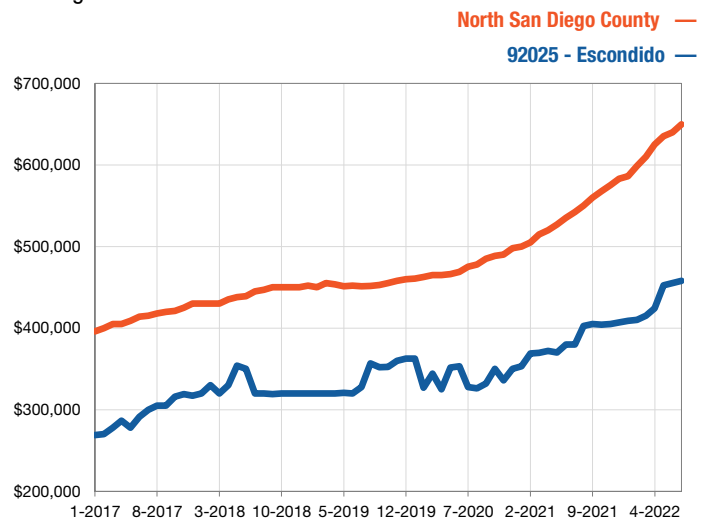
Attached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	27	16	- 40.7%	147	118	- 19.7%
Pending Sales	20	7	- 65.0%	122	104	- 14.8%
Closed Sales	14	4	- 71.4%	108	119	+ 10.2%
Days on Market Until Sale	8	11	+ 37.5%	16	11	- 31.3%
Median Sales Price*	\$407,500	<b>\$525,000</b>	+ 28.8%	\$380,000	<b>\$458,000</b>	+ 20.5%
Average Sales Price*	\$453,821	<b>\$545,125</b>	+ 20.1%	\$420,969	<b>\$477,769</b>	+ 13.5%
Percent of Original List Price Received*	104.3%	<b>103.3%</b>	- 1.0%	101.9%	<b>104.0%</b>	+ 2.1%
Percent of List Price Received*	103.5%	<b>101.2%</b>	- 2.2%	102.3%	<b>103.3%</b>	+ 1.0%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--

\* 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®.

## 92026 - Escondido

North San Diego County

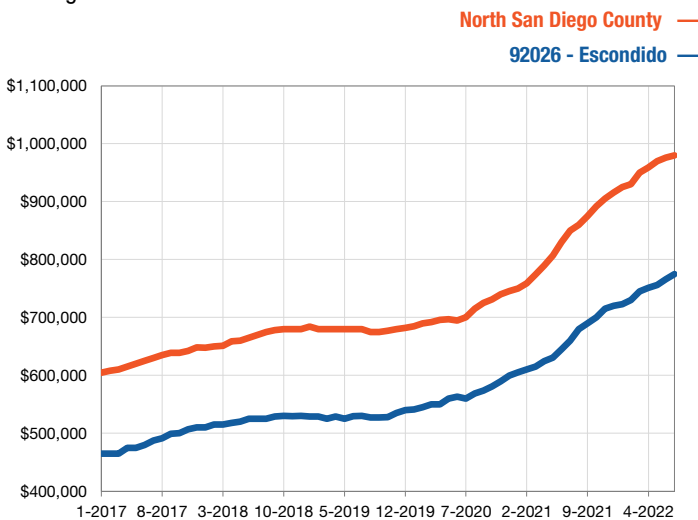
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	77	50	- 35.1%	750	663	- 11.6%
Pending Sales	54	43	- 20.4%	669	567	- 15.2%
Closed Sales	62	45	- 27.4%	678	589	- 13.1%
Days on Market Until Sale	13	22	+ 69.2%	20	17	- 15.0%
Median Sales Price*	\$750,000	<b>\$830,000</b>	+ 10.7%	\$659,900	<b>\$775,000</b>	+ 17.4%
Average Sales Price*	\$807,277	<b>\$842,523</b>	+ 4.4%	\$685,023	<b>\$816,459</b>	+ 19.2%
Percent of Original List Price Received*	104.3%	<b>99.4%</b>	- 4.7%	102.0%	<b>102.1%</b>	+ 0.1%
Percent of List Price Received*	104.1%	<b>100.4%</b>	- 3.6%	101.7%	<b>102.2%</b>	+ 0.5%
Inventory of Homes for Sale	85	80	- 5.9%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--

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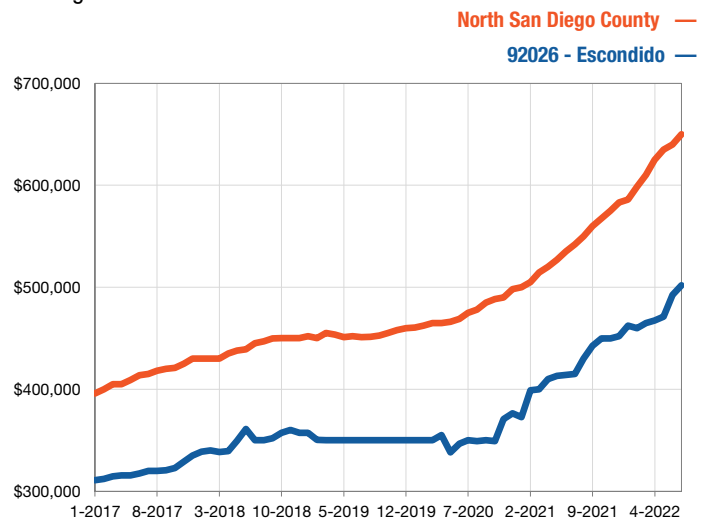
Attached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	14	15	+ 7.1%	187	165	- 11.8%
Pending Sales	13	9	- 30.8%	175	142	- 18.9%
Closed Sales	20	15	- 25.0%	172	148	- 14.0%
Days on Market Until Sale	10	9	- 10.0%	13	10	- 23.1%
Median Sales Price*	\$437,500	<b>\$605,000</b>	+ 38.3%	\$415,000	<b>\$502,050</b>	+ 21.0%
Average Sales Price*	\$460,425	<b>\$572,001</b>	+ 24.2%	\$423,898	<b>\$508,254</b>	+ 19.9%
Percent of Original List Price Received*	105.5%	<b>103.1%</b>	- 2.3%	102.1%	<b>105.1%</b>	+ 2.9%
Percent of List Price Received*	103.9%	<b>103.2%</b>	- 0.7%	102.0%	<b>104.5%</b>	+ 2.5%
Inventory of Homes for Sale	12	19	+ 58.3%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 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®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92027 - Escondido

North San Diego County

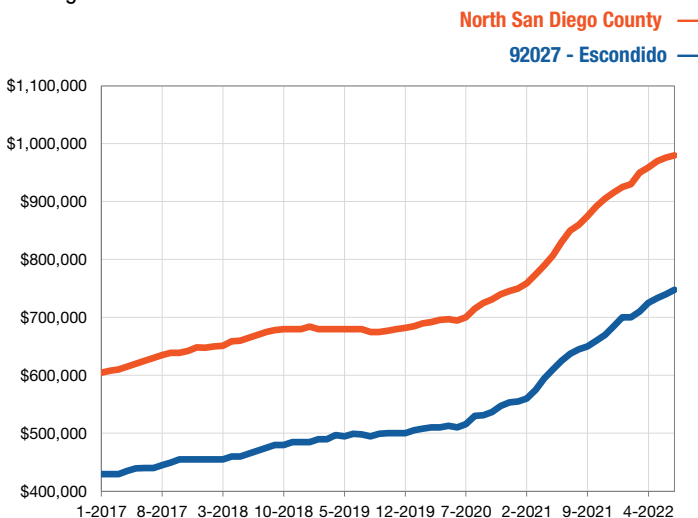
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	70	41	- 41.4%	673	583	- 13.4%
Pending Sales	53	35	- 34.0%	588	474	- 19.4%
Closed Sales	53	33	- 37.7%	580	496	- 14.5%
Days on Market Until Sale	13	13	0.0%	12	14	+ 16.7%
Median Sales Price*	\$710,000	\$730,000	+ 2.8%	\$637,500	\$748,000	+ 17.3%
Average Sales Price*	\$745,598	\$772,880	+ 3.7%	\$673,297	\$792,867	+ 17.8%
Percent of Original List Price Received*	104.7%	101.3%	- 3.2%	102.9%	103.2%	+ 0.3%
Percent of List Price Received*	103.6%	102.2%	- 1.4%	102.4%	103.1%	+ 0.7%
Inventory of Homes for Sale	72	57	- 20.8%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

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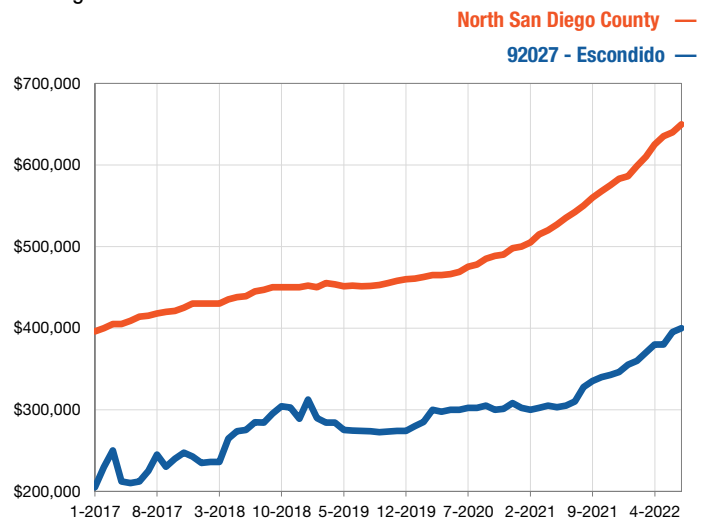
Attached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	19	15	- 21.1%	139	139	0.0%
Pending Sales	12	12	0.0%	106	124	+ 17.0%
Closed Sales	12	7	- 41.7%	105	126	+ 20.0%
Days on Market Until Sale	16	9	- 43.8%	20	8	- 60.0%
Median Sales Price*	\$347,500	\$390,000	+ 12.2%	\$310,000	\$400,000	+ 29.0%
Average Sales Price*	\$347,417	\$429,729	+ 23.7%	\$328,484	\$435,765	+ 32.7%
Percent of Original List Price Received*	105.0%	104.0%	- 1.0%	101.1%	103.3%	+ 2.2%
Percent of List Price Received*	103.7%	103.0%	- 0.7%	101.2%	102.9%	+ 1.7%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--

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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

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92028 - Fallbrook

North San Diego County

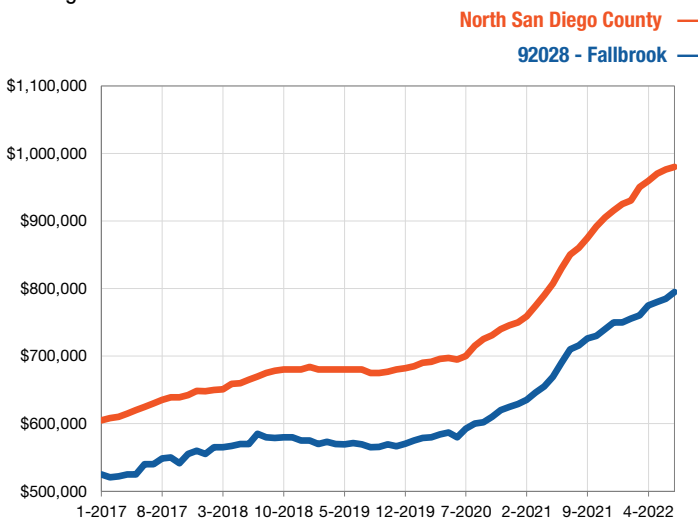
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	123	72	- 41.5%	1,118	969	- 13.3%
Pending Sales	102	53	- 48.0%	991	794	- 19.9%
Closed Sales	94	46	- 51.1%	993	841	- 15.3%
Days on Market Until Sale	23	20	- 13.0%	25	18	- 28.0%
Median Sales Price*	\$768,000	\$880,000	+ 14.6%	\$710,000	\$795,000	+ 12.0%
Average Sales Price*	\$905,709	\$917,667	+ 1.3%	\$775,459	\$886,045	+ 14.3%
Percent of Original List Price Received*	103.0%	99.4%	- 3.5%	100.8%	102.0%	+ 1.2%
Percent of List Price Received*	103.0%	100.1%	- 2.8%	101.2%	102.3%	+ 1.1%
Inventory of Homes for Sale	143	140	- 2.1%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

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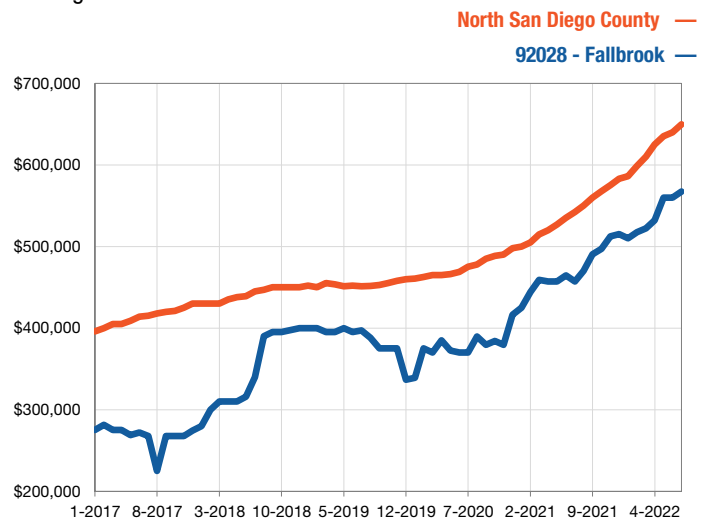
Attached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	4	4	0.0%	54	49	- 9.3%
Pending Sales	1	6	+ 500.0%	43	43	0.0%
Closed Sales	4	6	+ 50.0%	48	40	- 16.7%
Days on Market Until Sale	9	28	+ 211.1%	14	24	+ 71.4%
Median Sales Price*	\$320,500	\$622,500	+ 94.2%	\$457,000	\$567,334	+ 24.1%
Average Sales Price*	\$366,250	\$586,216	+ 60.1%	\$452,456	\$591,273	+ 30.7%
Percent of Original List Price Received*	104.4%	100.4%	- 3.8%	100.9%	99.0%	- 1.9%
Percent of List Price Received*	104.4%	101.8%	- 2.5%	101.4%	100.8%	- 0.6%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
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®.

## 92029 - Escondido

North San Diego County

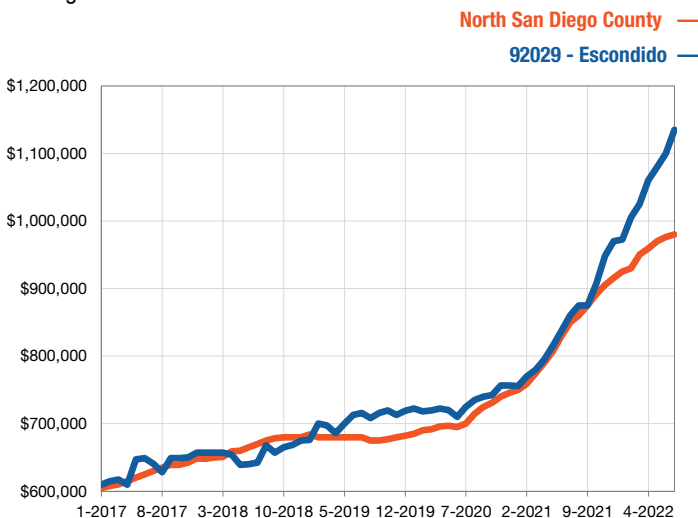
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	38	28	- 26.3%	369	342	- 7.3%
Pending Sales	27	23	- 14.8%	330	285	- 13.6%
Closed Sales	35	19	- 45.7%	342	290	- 15.2%
Days on Market Until Sale	9	14	+ 55.6%	17	14	- 17.6%
Median Sales Price*	\$1,000,000	\$1,355,000	+ 35.5%	\$860,000	\$1,135,000	+ 32.0%
Average Sales Price*	\$1,011,724	\$1,349,205	+ 33.4%	\$904,879	\$1,209,321	+ 33.6%
Percent of Original List Price Received*	103.3%	97.7%	- 5.4%	101.2%	103.5%	+ 2.3%
Percent of List Price Received*	103.4%	99.3%	- 4.0%	101.3%	103.4%	+ 2.1%
Inventory of Homes for Sale	34	39	+ 14.7%	--	--	--
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.

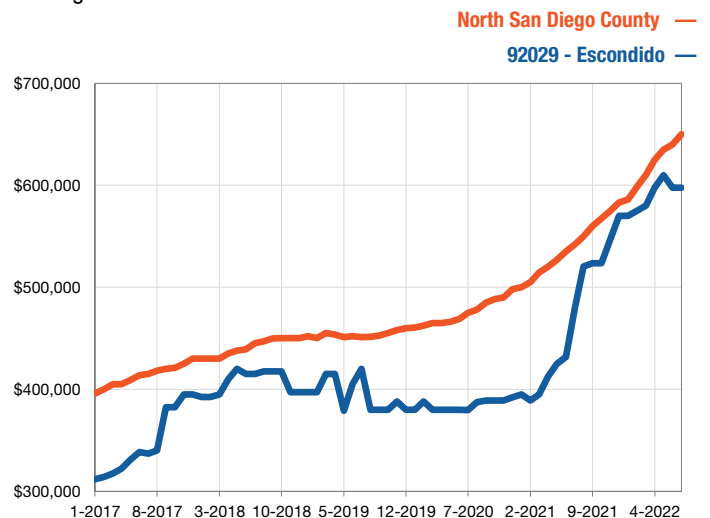
Attached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	1	2	+ 100.0%	15	13	- 13.3%
Pending Sales	2	1	- 50.0%	15	12	- 20.0%
Closed Sales	1	1	0.0%	17	12	- 29.4%
Days on Market Until Sale	15	7	- 53.3%	12	11	- 8.3%
Median Sales Price*	\$580,000	\$521,500	- 10.1%	\$480,000	\$597,500	+ 24.5%
Average Sales Price*	\$580,000	\$521,500	- 10.1%	\$486,047	\$616,542	+ 26.8%
Percent of Original List Price Received*	109.4%	115.9%	+ 5.9%	101.4%	103.0%	+ 1.6%
Percent of List Price Received*	100.0%	99.3%	- 0.7%	101.1%	101.9%	+ 0.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.7	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.

**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

## 92069 - San Marcos

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	40	- 27.3%	463	432	- 6.7%
Pending Sales	29	29	0.0%	410	368	- 10.2%
Closed Sales	40	26	- 35.0%	401	384	- 4.2%
Days on Market Until Sale	13	13	0.0%	15	15	0.0%
Median Sales Price*	\$763,125	\$985,000	+ 29.1%	\$719,500	\$855,000	+ 18.8%
Average Sales Price*	\$799,759	\$1,044,196	+ 30.6%	\$733,208	\$900,426	+ 22.8%
Percent of Original List Price Received*	104.4%	101.1%	- 3.2%	102.7%	103.1%	+ 0.4%
Percent of List Price Received*	104.7%	101.9%	- 2.7%	102.7%	103.3%	+ 0.6%
Inventory of Homes for Sale	67	48	- 28.4%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--

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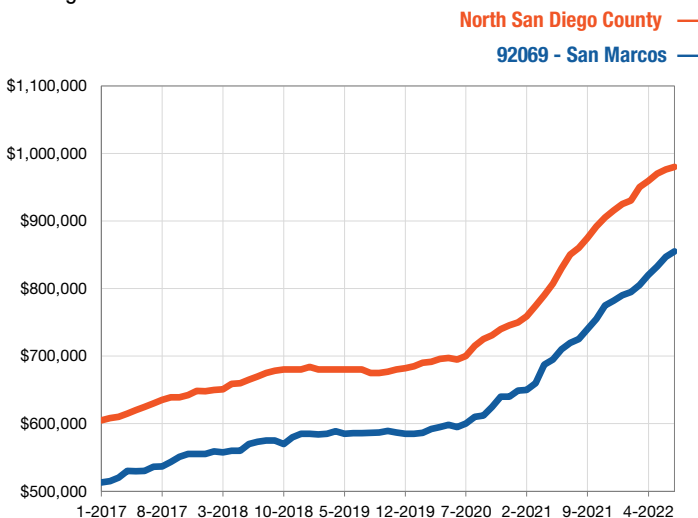
### Attached Single-Family

Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	13	17	+ 30.8%	100	125	+ 25.0%
Pending Sales	15	8	- 46.7%	92	91	- 1.1%
Closed Sales	10	4	- 60.0%	89	96	+ 7.9%
Days on Market Until Sale	14	8	- 42.9%	16	10	- 37.5%
Median Sales Price*	\$462,500	\$642,500	+ 38.9%	\$450,000	\$567,500	+ 26.1%
Average Sales Price*	\$506,480	\$631,000	+ 24.6%	\$458,966	\$576,372	+ 25.6%
Percent of Original List Price Received*	105.0%	99.7%	- 5.0%	102.7%	103.9%	+ 1.2%
Percent of List Price Received*	104.0%	100.0%	- 3.8%	102.5%	103.0%	+ 0.5%
Inventory of Homes for Sale	9	18	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	2.4	+ 100.0%	--	--	--

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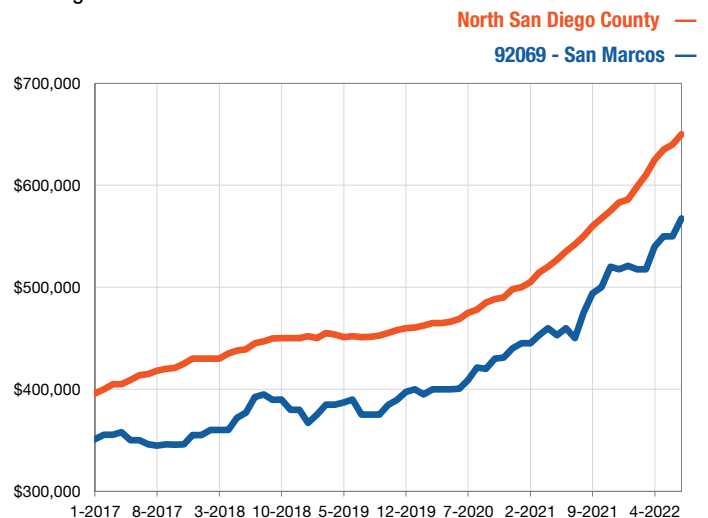
### Median Sales Price – Detached Single-Family

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®.

## 92078 - San Marcos

North San Diego County

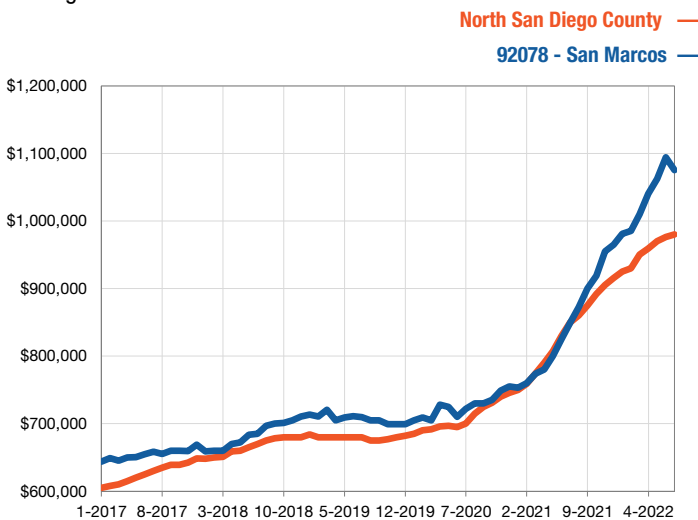
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	72	44	- 38.9%	722	541	- 25.1%
Pending Sales	55	25	- 54.5%	668	466	- 30.2%
Closed Sales	55	30	- 45.5%	692	495	- 28.5%
Days on Market Until Sale	13	23	+ 76.9%	16	13	- 18.8%
Median Sales Price*	\$1,110,000	\$1,024,500	- 7.7%	\$849,381	\$1,075,000	+ 26.6%
Average Sales Price*	\$1,110,276	\$1,202,048	+ 8.3%	\$901,558	\$1,100,871	+ 22.1%
Percent of Original List Price Received*	104.7%	98.3%	- 6.1%	102.7%	104.4%	+ 1.7%
Percent of List Price Received*	104.7%	98.8%	- 5.6%	102.9%	104.2%	+ 1.3%
Inventory of Homes for Sale	58	71	+ 22.4%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

\* 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.

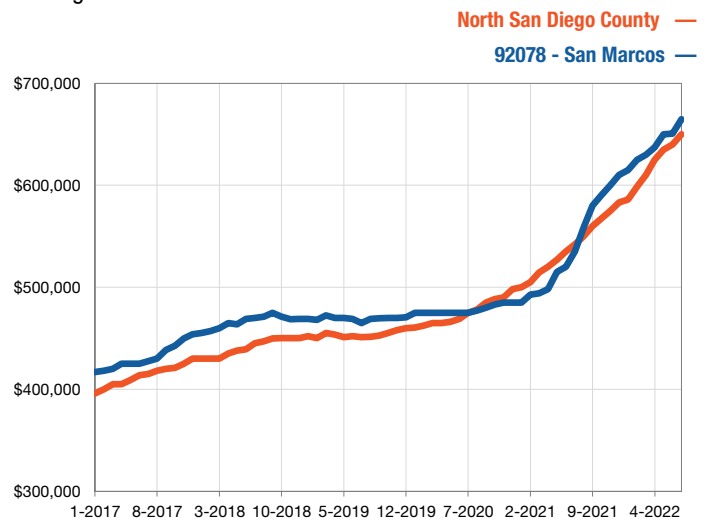
Attached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	36	28	- 22.2%	259	282	+ 8.9%
Pending Sales	26	18	- 30.8%	220	262	+ 19.1%
Closed Sales	24	15	- 37.5%	238	265	+ 11.3%
Days on Market Until Sale	10	12	+ 20.0%	12	14	+ 16.7%
Median Sales Price*	\$629,500	\$795,000	+ 26.3%	\$535,000	\$665,000	+ 24.3%
Average Sales Price*	\$649,358	\$750,833	+ 15.6%	\$541,119	\$647,044	+ 19.6%
Percent of Original List Price Received*	102.6%	100.5%	- 2.0%	102.5%	103.2%	+ 0.7%
Percent of List Price Received*	102.7%	101.8%	- 0.9%	102.4%	103.1%	+ 0.7%
Inventory of Homes for Sale	31	25	- 19.4%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--

\* 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®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92081 - Vista

North San Diego County

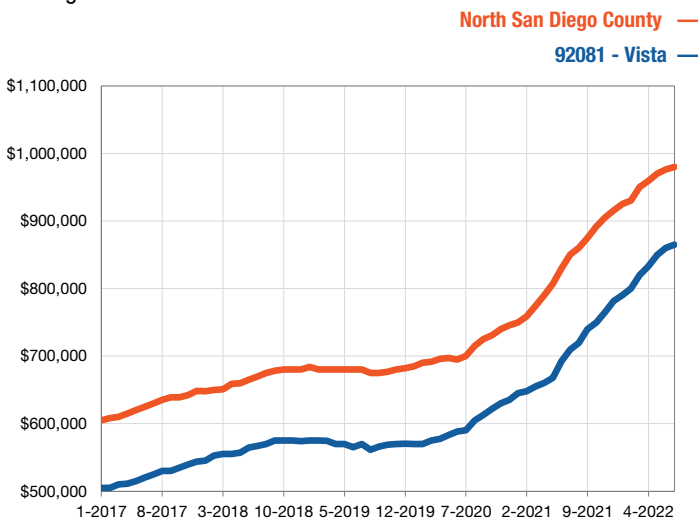
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	37	30	- 18.9%	356	339	- 4.8%
Pending Sales	24	18	- 25.0%	336	301	- 10.4%
Closed Sales	26	21	- 19.2%	346	301	- 13.0%
Days on Market Until Sale	7	16	+ 128.6%	13	11	- 15.4%
Median Sales Price*	\$830,001	\$850,000	+ 2.4%	\$709,500	\$865,000	+ 21.9%
Average Sales Price*	\$872,700	\$826,381	- 5.3%	\$724,311	\$897,156	+ 23.9%
Percent of Original List Price Received*	108.0%	98.7%	- 8.6%	103.2%	104.8%	+ 1.6%
Percent of List Price Received*	107.2%	100.7%	- 6.1%	102.9%	104.6%	+ 1.7%
Inventory of Homes for Sale	33	40	+ 21.2%	--	--	--
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.

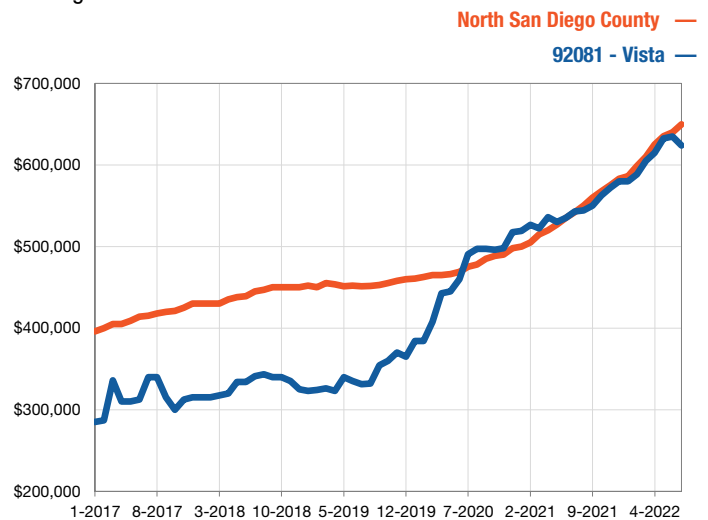
Attached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	6	10	+ 66.7%	96	94	- 2.1%
Pending Sales	4	4	0.0%	97	75	- 22.7%
Closed Sales	5	3	- 40.0%	104	82	- 21.2%
Days on Market Until Sale	8	14	+ 75.0%	19	8	- 57.9%
Median Sales Price*	\$729,900	\$680,000	- 6.8%	\$543,000	\$623,678	+ 14.9%
Average Sales Price*	\$682,980	\$649,667	- 4.9%	\$526,629	\$642,711	+ 22.0%
Percent of Original List Price Received*	103.1%	96.7%	- 6.2%	102.4%	103.4%	+ 1.0%
Percent of List Price Received*	102.3%	99.9%	- 2.3%	102.2%	102.7%	+ 0.5%
Inventory of Homes for Sale	3	11	+ 266.7%	--	--	--
Months Supply of Inventory	0.4	1.8	+ 350.0%	--	--	--

\* 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

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92082 - Valley Center

North San Diego County

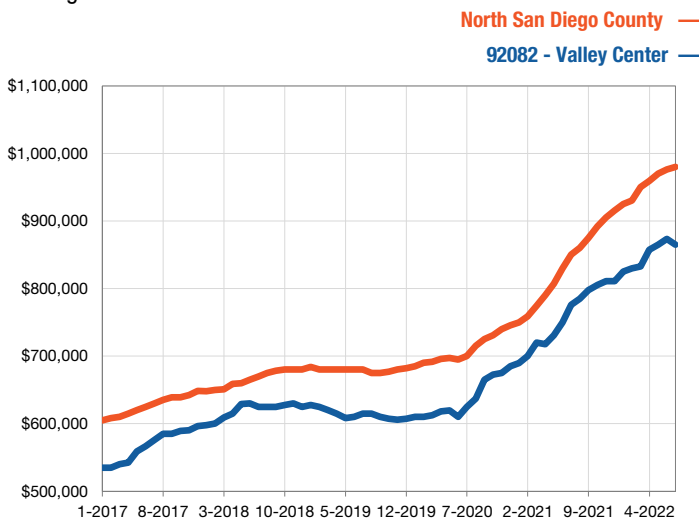
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	50	<b>38</b>	- 24.0%	359	<b>368</b>	+ 2.5%
Pending Sales	31	<b>20</b>	- 35.5%	299	<b>287</b>	- 4.0%
Closed Sales	29	<b>14</b>	- 51.7%	300	<b>297</b>	- 1.0%
Days on Market Until Sale	35	<b>26</b>	- 25.7%	36	<b>24</b>	- 33.3%
Median Sales Price*	\$950,000	<b>\$812,500</b>	- 14.5%	\$776,000	<b>\$865,000</b>	+ 11.5%
Average Sales Price*	\$1,019,103	<b>\$917,000</b>	- 10.0%	\$803,814	<b>\$969,353</b>	+ 20.6%
Percent of Original List Price Received*	100.4%	<b>98.9%</b>	- 1.5%	99.7%	<b>100.5%</b>	+ 0.8%
Percent of List Price Received*	101.2%	<b>101.7%</b>	+ 0.5%	99.9%	<b>101.1%</b>	+ 1.2%
Inventory of Homes for Sale	64	<b>75</b>	+ 17.2%	--	--	--
Months Supply of Inventory	2.6	<b>3.1</b>	+ 19.2%	--	--	--

\* 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.

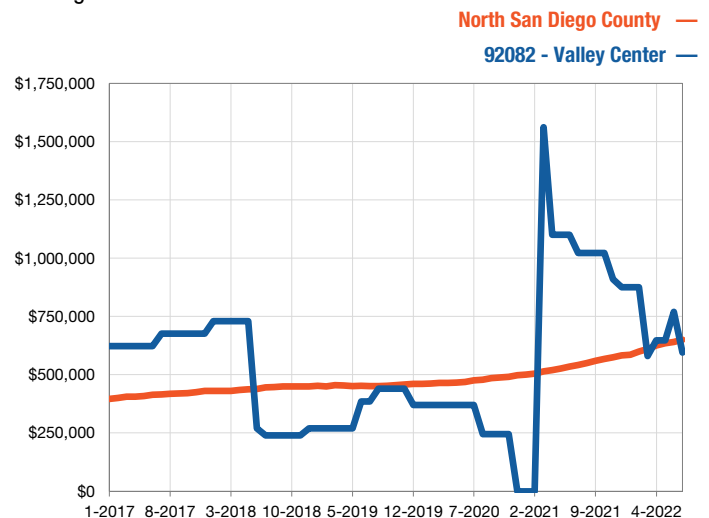
Attached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	1	<b>1</b>	0.0%	5	<b>8</b>	+ 60.0%
Pending Sales	0	<b>0</b>	--	4	<b>4</b>	0.0%
Closed Sales	1	<b>0</b>	- 100.0%	4	<b>4</b>	0.0%
Days on Market Until Sale	21	<b>0</b>	- 100.0%	8	<b>12</b>	+ 50.0%
Median Sales Price*	\$945,000	<b>\$0</b>	- 100.0%	\$1,022,500	<b>\$595,000</b>	- 41.8%
Average Sales Price*	\$945,000	<b>\$0</b>	- 100.0%	\$1,162,500	<b>\$602,475</b>	- 48.2%
Percent of Original List Price Received*	95.0%	<b>0.0%</b>	- 100.0%	93.3%	<b>101.3%</b>	+ 8.6%
Percent of List Price Received*	95.0%	<b>0.0%</b>	- 100.0%	93.3%	<b>99.4%</b>	+ 6.5%
Inventory of Homes for Sale	1	<b>2</b>	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	<b>1.5</b>	+ 87.5%	--	--	--

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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

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92083 - Vista

North San Diego County

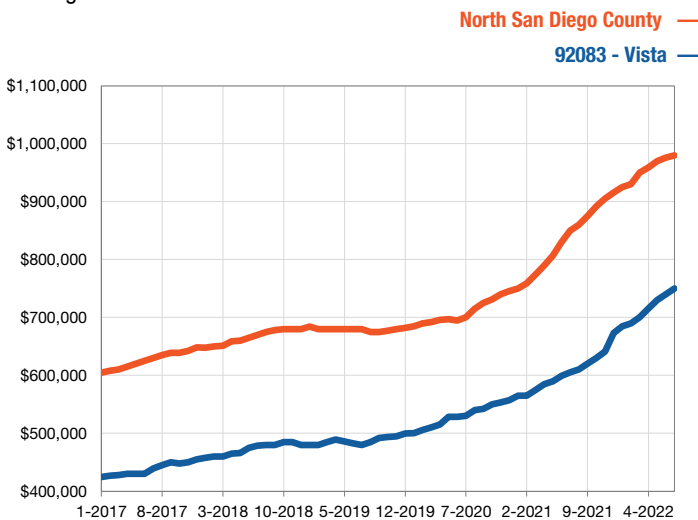
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	23	27	+ 17.4%	286	278	- 2.8%
Pending Sales	20	15	- 25.0%	264	229	- 13.3%
Closed Sales	24	14	- 41.7%	275	228	- 17.1%
Days on Market Until Sale	8	6	- 25.0%	18	13	- 27.8%
Median Sales Price*	\$690,000	<b>\$737,500</b>	+ 6.9%	\$605,000	<b>\$750,000</b>	+ 24.0%
Average Sales Price*	\$713,752	<b>\$713,845</b>	+ 0.0%	\$599,060	<b>\$747,374</b>	+ 24.8%
Percent of Original List Price Received*	105.1%	98.1%	- 6.7%	102.2%	103.5%	+ 1.3%
Percent of List Price Received*	103.5%	99.1%	- 4.3%	101.8%	103.2%	+ 1.4%
Inventory of Homes for Sale	24	33	+ 37.5%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

\* 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.

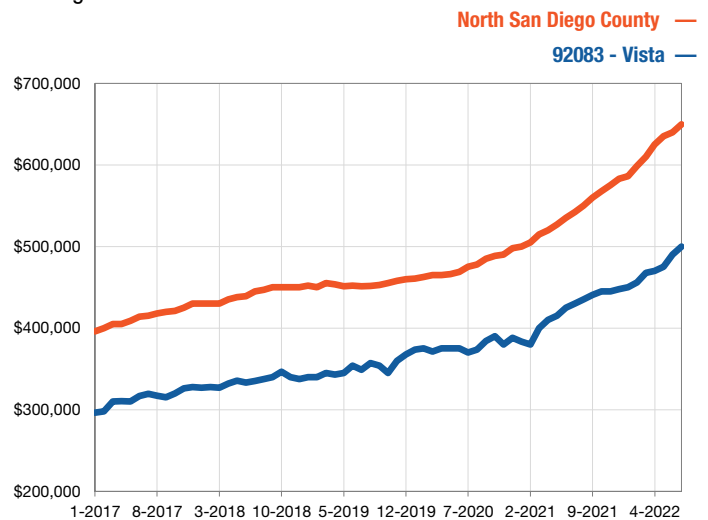
Attached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	9	7	- 22.2%	101	106	+ 5.0%
Pending Sales	8	4	- 50.0%	91	85	- 6.6%
Closed Sales	9	6	- 33.3%	97	86	- 11.3%
Days on Market Until Sale	12	14	+ 16.7%	15	9	- 40.0%
Median Sales Price*	\$435,000	<b>\$617,500</b>	+ 42.0%	\$430,000	<b>\$500,000</b>	+ 16.3%
Average Sales Price*	\$421,444	<b>\$593,500</b>	+ 40.8%	\$432,068	<b>\$529,548</b>	+ 22.6%
Percent of Original List Price Received*	103.5%	99.2%	- 4.2%	101.9%	104.1%	+ 2.2%
Percent of List Price Received*	102.5%	99.7%	- 2.7%	101.5%	103.7%	+ 2.2%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 100.0%	--	--	--

\* 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

Provided by the North San Diego County REALTORS®.

## 92084 - Vista

North San Diego County

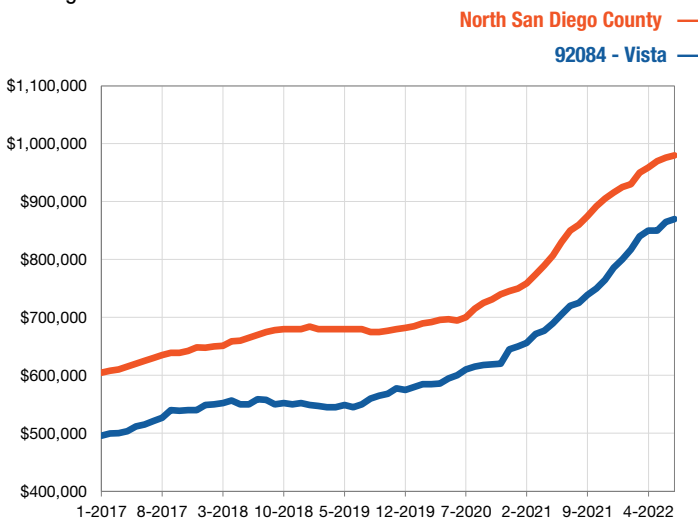
Detached Single-Family	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	43	<b>37</b>	- 14.0%	500	<b>517</b>	+ 3.4%
Pending Sales	32	<b>33</b>	+ 3.1%	433	<b>423</b>	- 2.3%
Closed Sales	38	<b>24</b>	- 36.8%	452	<b>422</b>	- 6.6%
Days on Market Until Sale	12	<b>18</b>	+ 50.0%	18	<b>15</b>	- 16.7%
Median Sales Price*	\$757,500	<b>\$807,500</b>	+ 6.6%	\$720,000	<b>\$870,000</b>	+ 20.8%
Average Sales Price*	\$765,566	<b>\$986,525</b>	+ 28.9%	\$739,317	<b>\$939,725</b>	+ 27.1%
Percent of Original List Price Received*	103.5%	<b>98.3%</b>	- 5.0%	101.5%	<b>102.5%</b>	+ 1.0%
Percent of List Price Received*	103.8%	<b>99.8%</b>	- 3.9%	101.7%	<b>103.1%</b>	+ 1.4%
Inventory of Homes for Sale	75	<b>62</b>	- 17.3%	--	--	--
Months Supply of Inventory	2.1	<b>1.8</b>	- 14.3%	--	--	--

\* 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	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
<b>Key Metrics</b>						
New Listings	4	<b>4</b>	0.0%	78	<b>67</b>	- 14.1%
Pending Sales	5	<b>5</b>	0.0%	73	<b>64</b>	- 12.3%
Closed Sales	13	<b>1</b>	- 92.3%	74	<b>66</b>	- 10.8%
Days on Market Until Sale	8	<b>1</b>	- 87.5%	13	<b>11</b>	- 15.4%
Median Sales Price*	\$445,000	<b>\$415,000</b>	- 6.7%	\$424,500	<b>\$510,000</b>	+ 20.1%
Average Sales Price*	\$439,231	<b>\$415,000</b>	- 5.5%	\$447,482	<b>\$543,923</b>	+ 21.6%
Percent of Original List Price Received*	103.3%	<b>94.3%</b>	- 8.7%	101.7%	<b>102.7%</b>	+ 1.0%
Percent of List Price Received*	102.2%	<b>94.3%</b>	- 7.7%	101.5%	<b>101.9%</b>	+ 0.4%
Inventory of Homes for Sale	5	<b>2</b>	- 60.0%	--	--	--
Months Supply of Inventory	0.8	<b>0.4</b>	- 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

