

Local Market Update for August 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92064 - Poway

North San Diego County

Detached Single-Family

Key Metrics	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	48	40	- 16.7%	664	617	- 7.1%
Pending Sales	44	34	- 22.7%	590	486	- 17.6%
Closed Sales	52	33	- 36.5%	610	494	- 19.0%
Days on Market Until Sale	11	28	+ 154.5%	16	14	- 12.5%
Median Sales Price*	\$1,237,500	\$1,084,000	- 12.4%	\$993,500	\$1,100,000	+ 10.7%
Average Sales Price*	\$1,341,597	\$1,193,276	- 11.1%	\$1,177,898	\$1,338,486	+ 13.6%
Percent of Original List Price Received*	103.1%	94.1%	- 8.7%	102.6%	103.3%	+ 0.7%
Percent of List Price Received*	102.7%	98.1%	- 4.5%	102.3%	102.9%	+ 0.6%
Inventory of Homes for Sale	62	58	- 6.5%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

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

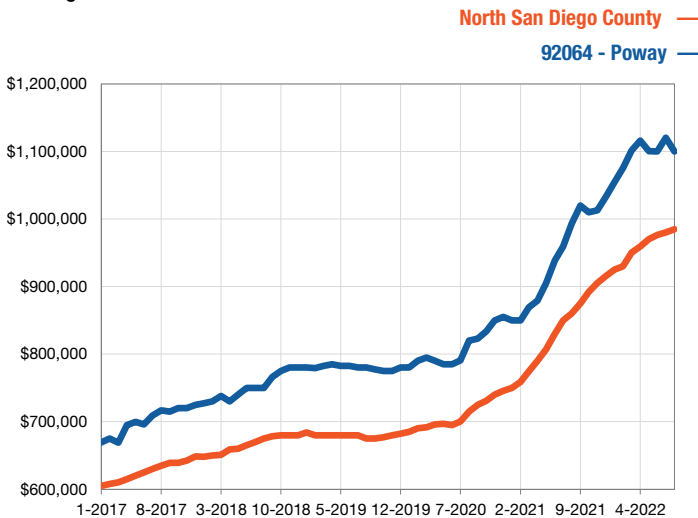
Attached Single-Family

Key Metrics	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	13	9	- 30.8%	75	89	+ 18.7%
Pending Sales	11	7	- 36.4%	67	68	+ 1.5%
Closed Sales	5	4	- 20.0%	59	69	+ 16.9%
Days on Market Until Sale	10	13	+ 30.0%	10	14	+ 40.0%
Median Sales Price*	\$670,000	\$759,500	+ 13.4%	\$580,000	\$650,000	+ 12.1%
Average Sales Price*	\$649,600	\$760,975	+ 17.1%	\$562,358	\$648,377	+ 15.3%
Percent of Original List Price Received*	101.0%	99.6%	- 1.4%	102.1%	103.2%	+ 1.1%
Percent of List Price Received*	101.4%	100.0%	- 1.4%	102.0%	103.8%	+ 1.8%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--

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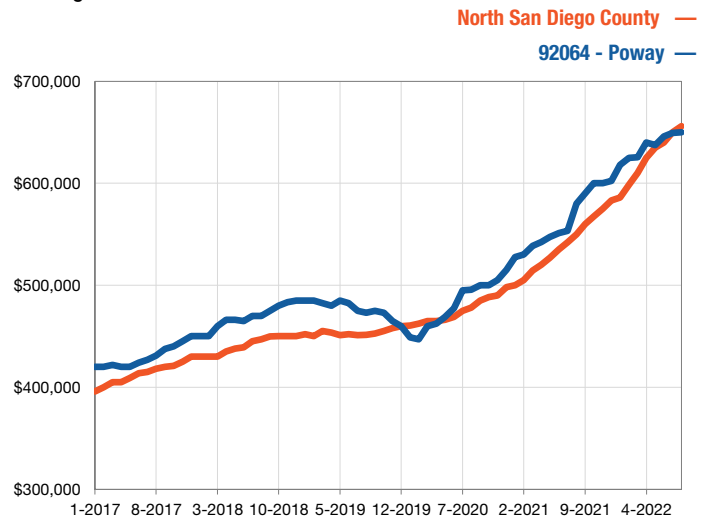
Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation



Local Market Update for August 2022

Provided by the North San Diego County REALTORS®.

92127 - Rancho Bernardo

North San Diego County

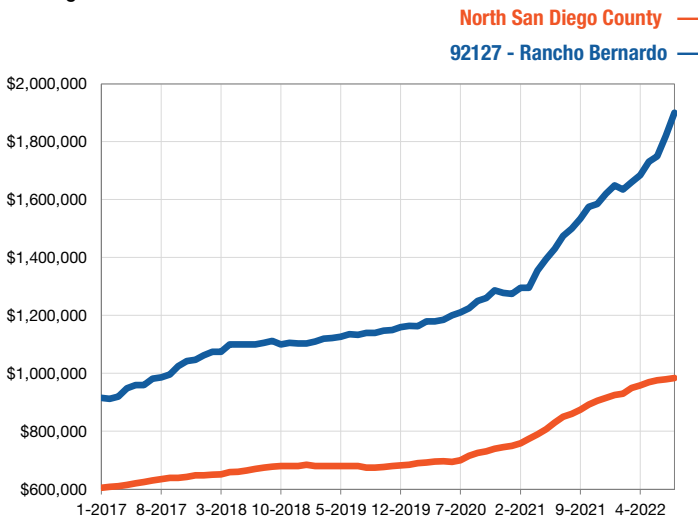
Detached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
Key Metrics						
New Listings	49	40	- 18.4%	684	508	- 25.7%
Pending Sales	40	31	- 22.5%	629	383	- 39.1%
Closed Sales	51	28	- 45.1%	676	394	- 41.7%
Days on Market Until Sale	10	25	+ 150.0%	15	14	- 6.7%
Median Sales Price*	\$1,630,000	\$1,696,000	+ 4.0%	\$1,500,000	\$1,900,000	+ 26.7%
Average Sales Price*	\$1,634,467	\$2,057,668	+ 25.9%	\$1,647,593	\$2,150,308	+ 30.5%
Percent of Original List Price Received*	105.4%	93.8%	- 11.0%	103.9%	103.4%	- 0.5%
Percent of List Price Received*	103.1%	98.0%	- 4.9%	103.0%	103.4%	+ 0.4%
Inventory of Homes for Sale	48	62	+ 29.2%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--

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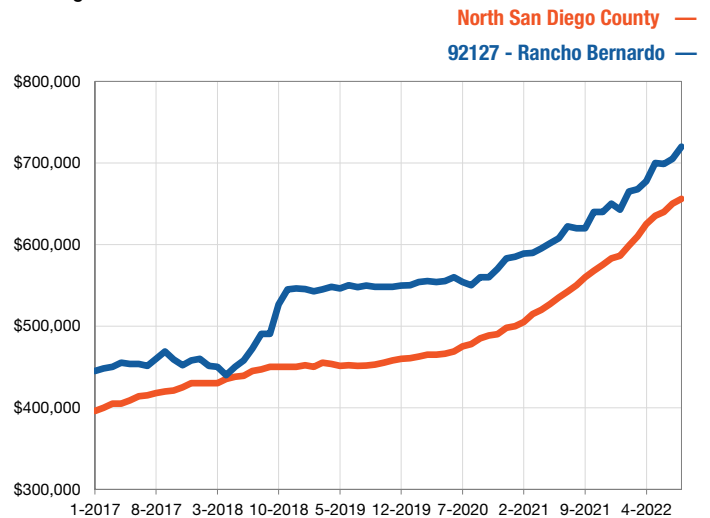
Attached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
Key Metrics						
New Listings	28	16	- 42.9%	298	268	- 10.1%
Pending Sales	26	19	- 26.9%	286	200	- 30.1%
Closed Sales	18	17	- 5.6%	288	209	- 27.4%
Days on Market Until Sale	9	26	+ 188.9%	12	11	- 8.3%
Median Sales Price*	\$555,000	\$725,000	+ 30.6%	\$620,000	\$720,000	+ 16.1%
Average Sales Price*	\$635,717	\$750,361	+ 18.0%	\$631,847	\$777,531	+ 23.1%
Percent of Original List Price Received*	105.0%	93.4%	- 11.0%	103.1%	104.4%	+ 1.3%
Percent of List Price Received*	105.0%	97.3%	- 7.3%	102.5%	104.1%	+ 1.6%
Inventory of Homes for Sale	12	29	+ 141.7%	--	--	--
Months Supply of Inventory	0.5	1.7	+ 240.0%	--	--	--

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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 August 2022

Provided by the North San Diego County REALTORS®.

92128 - Rancho Bernardo

North San Diego County

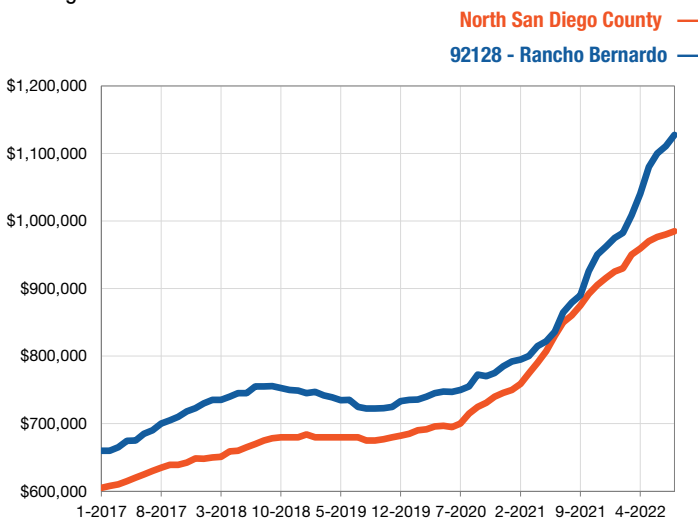
Detached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
Key Metrics						
New Listings	43	47	+ 9.3%	609	558	- 8.4%
Pending Sales	37	36	- 2.7%	572	434	- 24.1%
Closed Sales	42	30	- 28.6%	600	430	- 28.3%
Days on Market Until Sale	10	23	+ 130.0%	11	12	+ 9.1%
Median Sales Price*	\$1,049,000	\$1,180,000	+ 12.5%	\$879,000	\$1,127,500	+ 28.3%
Average Sales Price*	\$1,095,560	\$1,181,307	+ 7.8%	\$926,053	\$1,174,312	+ 26.8%
Percent of Original List Price Received*	105.7%	94.9%	- 10.2%	103.4%	104.1%	+ 0.7%
Percent of List Price Received*	104.7%	98.6%	- 5.8%	102.9%	103.9%	+ 1.0%
Inventory of Homes for Sale	39	60	+ 53.8%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--

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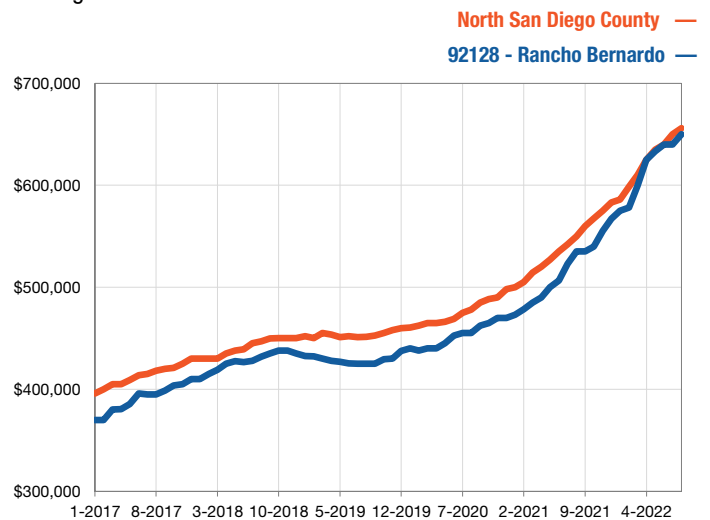
Attached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
Key Metrics						
New Listings	49	30	- 38.8%	536	459	- 14.4%
Pending Sales	41	28	- 31.7%	469	382	- 18.6%
Closed Sales	49	26	- 46.9%	467	393	- 15.8%
Days on Market Until Sale	9	20	+ 122.2%	10	14	+ 40.0%
Median Sales Price*	\$569,000	\$653,000	+ 14.8%	\$535,000	\$650,000	+ 21.5%
Average Sales Price*	\$576,589	\$663,577	+ 15.1%	\$544,073	\$656,729	+ 20.7%
Percent of Original List Price Received*	103.1%	97.1%	- 5.8%	102.7%	103.4%	+ 0.7%
Percent of List Price Received*	103.0%	98.4%	- 4.5%	102.6%	102.9%	+ 0.3%
Inventory of Homes for Sale	41	51	+ 24.4%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--

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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 August 2022

Provided by the North San Diego County REALTORS®.

92129 - Rancho Penasquitos

North San Diego County

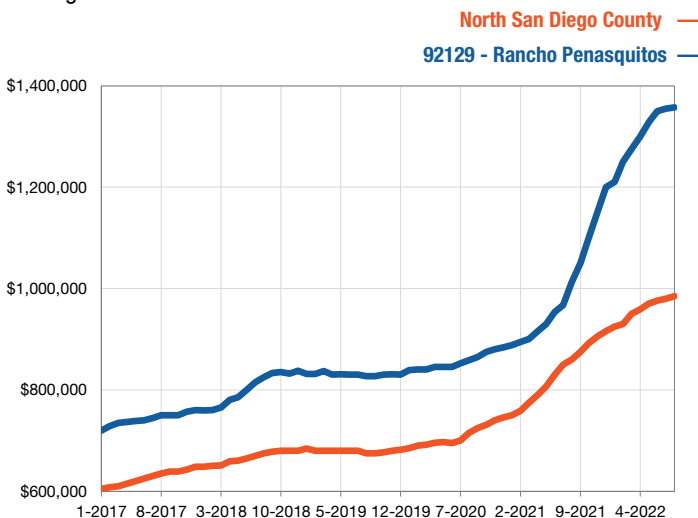
Detached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
Key Metrics						
New Listings	31	29	- 6.5%	362	375	+ 3.6%
Pending Sales	28	19	- 32.1%	343	288	- 16.0%
Closed Sales	32	21	- 34.4%	341	296	- 13.2%
Days on Market Until Sale	9	18	+ 100.0%	12	10	- 16.7%
Median Sales Price*	\$1,205,000	\$1,205,000	0.0%	\$1,012,500	\$1,357,500	+ 34.1%
Average Sales Price*	\$1,257,103	\$1,215,762	- 3.3%	\$1,062,574	\$1,410,389	+ 32.7%
Percent of Original List Price Received*	106.8%	95.6%	- 10.5%	106.2%	106.3%	+ 0.1%
Percent of List Price Received*	106.3%	97.7%	- 8.1%	104.9%	105.5%	+ 0.6%
Inventory of Homes for Sale	22	42	+ 90.9%	--	--	--
Months Supply of Inventory	0.8	1.8	+ 125.0%	--	--	--

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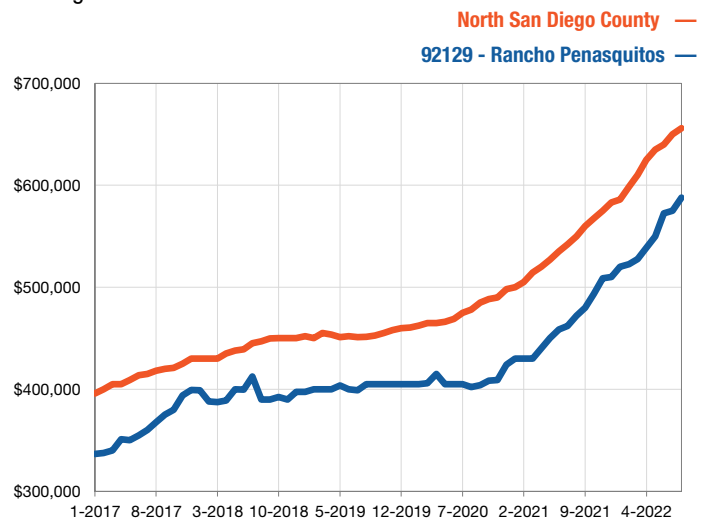
Attached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
Key Metrics						
New Listings	23	7	- 69.6%	185	164	- 11.4%
Pending Sales	22	11	- 50.0%	177	141	- 20.3%
Closed Sales	10	9	- 10.0%	176	148	- 15.9%
Days on Market Until Sale	9	14	+ 55.6%	12	10	- 16.7%
Median Sales Price*	\$520,500	\$640,000	+ 23.0%	\$472,000	\$588,000	+ 24.6%
Average Sales Price*	\$484,600	\$678,000	+ 39.9%	\$520,317	\$671,586	+ 29.1%
Percent of Original List Price Received*	104.0%	100.9%	- 3.0%	102.8%	105.1%	+ 2.2%
Percent of List Price Received*	103.7%	102.7%	- 1.0%	102.1%	104.4%	+ 2.3%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
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 August 2022

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92130 - Carmel Valley

North San Diego County

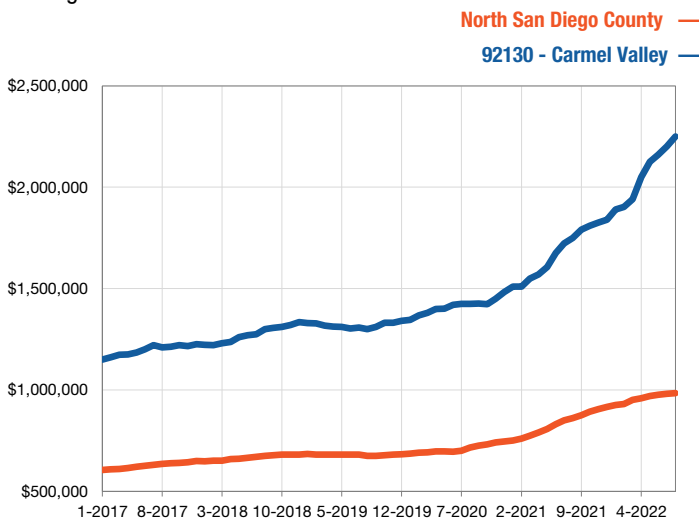
Detached Single-Family Key Metrics	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	49	31	- 36.7%	586	414	- 29.4%
Pending Sales	44	25	- 43.2%	544	320	- 41.2%
Closed Sales	37	27	- 27.0%	563	350	- 37.8%
Days on Market Until Sale	11	23	+ 109.1%	19	12	- 36.8%
Median Sales Price*	\$1,835,000	\$2,150,000	+ 17.2%	\$1,750,000	\$2,250,000	+ 28.6%
Average Sales Price*	\$1,954,963	\$2,741,202	+ 40.2%	\$1,903,191	\$2,441,712	+ 28.3%
Percent of Original List Price Received*	105.6%	94.9%	- 10.1%	102.7%	104.9%	+ 2.1%
Percent of List Price Received*	104.8%	98.2%	- 6.3%	102.5%	104.2%	+ 1.7%
Inventory of Homes for Sale	58	60	+ 3.4%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--

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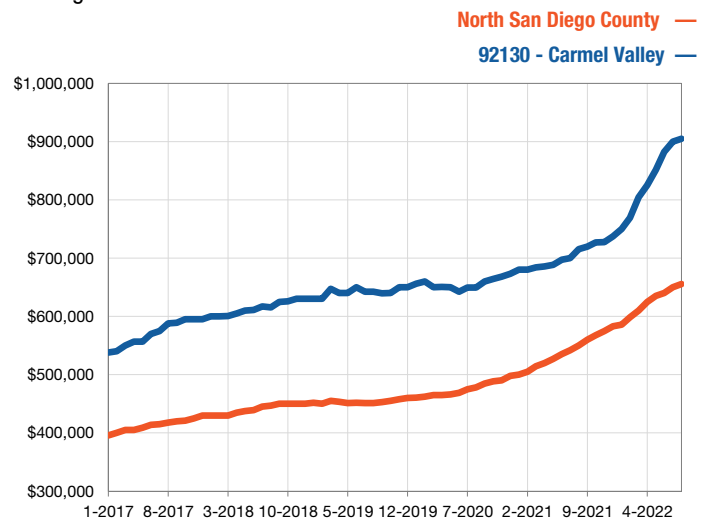
Attached Single-Family Key Metrics	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	23	28	+ 21.7%	278	274	- 1.4%
Pending Sales	25	17	- 32.0%	253	217	- 14.2%
Closed Sales	26	19	- 26.9%	251	227	- 9.6%
Days on Market Until Sale	9	30	+ 233.3%	14	15	+ 7.1%
Median Sales Price*	\$807,500	\$906,750	+ 12.3%	\$715,500	\$905,000	+ 26.5%
Average Sales Price*	\$866,938	\$915,868	+ 5.6%	\$760,209	\$1,003,710	+ 32.0%
Percent of Original List Price Received*	104.2%	92.4%	- 11.3%	102.4%	105.0%	+ 2.5%
Percent of List Price Received*	103.5%	97.0%	- 6.3%	102.4%	104.6%	+ 2.1%
Inventory of Homes for Sale	32	38	+ 18.8%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

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



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



Local Market Update for August 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92131 - Scripps Miramar

Metro San Diego County

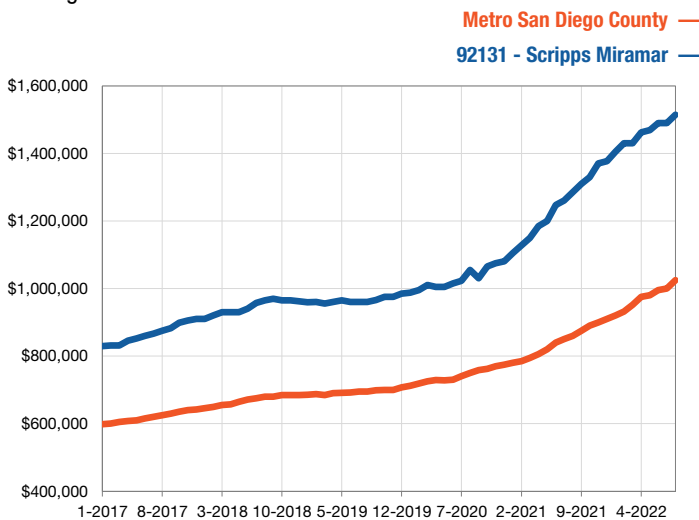
Detached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
Key Metrics						
New Listings	27	24	- 11.1%	313	333	+ 6.4%
Pending Sales	23	25	+ 8.7%	281	253	- 10.0%
Closed Sales	28	23	- 17.9%	291	255	- 12.4%
Days on Market Until Sale	7	20	+ 185.7%	12	12	0.0%
Median Sales Price*	\$1,405,250	\$1,550,000	+ 10.3%	\$1,285,000	\$1,515,000	+ 17.9%
Average Sales Price*	\$1,568,696	\$1,700,909	+ 8.4%	\$1,352,151	\$1,635,812	+ 21.0%
Percent of Original List Price Received*	106.1%	94.3%	- 11.1%	104.8%	103.8%	- 1.0%
Percent of List Price Received*	102.6%	97.0%	- 5.5%	102.9%	102.7%	- 0.2%
Inventory of Homes for Sale	22	39	+ 77.3%	--	--	--
Months Supply of Inventory	0.9	1.8	+ 100.0%	--	--	--

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Attached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
Key Metrics						
New Listings	22	11	- 50.0%	231	199	- 13.9%
Pending Sales	25	13	- 48.0%	212	152	- 28.3%
Closed Sales	31	12	- 61.3%	206	164	- 20.4%
Days on Market Until Sale	9	29	+ 222.2%	10	12	+ 20.0%
Median Sales Price*	\$675,000	\$721,000	+ 6.8%	\$628,000	\$775,000	+ 23.4%
Average Sales Price*	\$691,057	\$750,583	+ 8.6%	\$621,558	\$777,500	+ 25.1%
Percent of Original List Price Received*	105.1%	96.8%	- 7.9%	103.2%	104.8%	+ 1.6%
Percent of List Price Received*	104.0%	99.3%	- 4.5%	102.4%	103.9%	+ 1.5%
Inventory of Homes for Sale	10	23	+ 130.0%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--

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



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

