

# Local Market Update for August 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92007 - Cardiff

North San Diego County

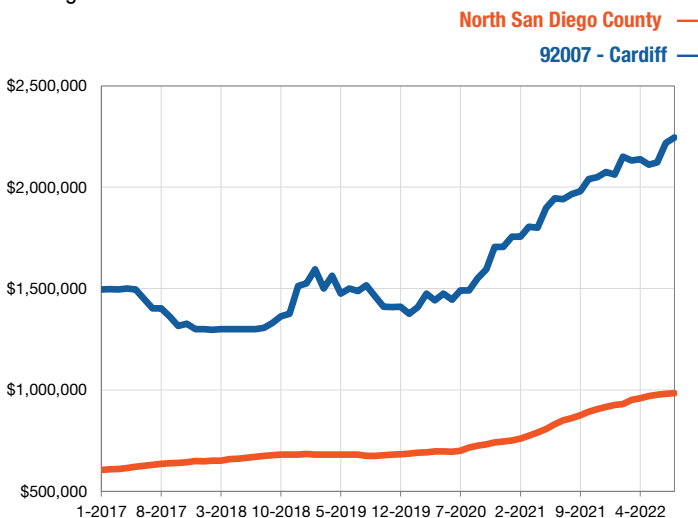
Detached Single-Family Key Metrics	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	10	4	- 60.0%	151	70	- 53.6%
Pending Sales	10	8	- 20.0%	127	54	- 57.5%
Closed Sales	5	5	0.0%	128	60	- 53.1%
Days on Market Until Sale	33	51	+ 54.5%	30	21	- 30.0%
Median Sales Price*	\$1,980,000	<b>\$2,036,500</b>	+ 2.9%	\$1,965,000	<b>\$2,246,250</b>	+ 14.3%
Average Sales Price*	\$2,059,000	<b>\$1,950,550</b>	- 5.3%	\$2,155,830	<b>\$2,406,650</b>	+ 11.6%
Percent of Original List Price Received*	99.4%	<b>93.4%</b>	- 6.0%	98.2%	<b>99.2%</b>	+ 1.0%
Percent of List Price Received*	104.5%	<b>94.6%</b>	- 9.5%	100.0%	<b>99.9%</b>	- 0.1%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 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.

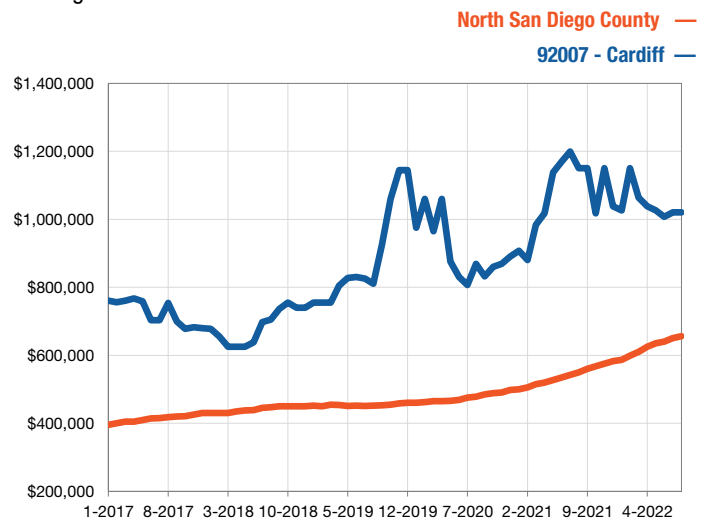
Attached Single-Family Key Metrics	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	4	6	+ 50.0%	73	55	- 24.7%
Pending Sales	5	1	- 80.0%	70	41	- 41.4%
Closed Sales	4	2	- 50.0%	72	44	- 38.9%
Days on Market Until Sale	18	5	- 72.2%	18	9	- 50.0%
Median Sales Price*	\$1,388,000	<b>\$1,042,500</b>	- 24.9%	\$1,150,000	<b>\$1,020,500</b>	- 11.3%
Average Sales Price*	\$1,367,750	<b>\$1,042,500</b>	- 23.8%	\$1,308,308	<b>\$1,414,791</b>	+ 8.1%
Percent of Original List Price Received*	97.1%	<b>99.5%</b>	+ 2.5%	100.3%	<b>103.5%</b>	+ 3.2%
Percent of List Price Received*	100.1%	<b>99.5%</b>	- 0.6%	101.1%	<b>103.3%</b>	+ 2.2%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.8	+ 260.0%	--	--	--

\* 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 August 2022

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92008 - Carlsbad

North San Diego County

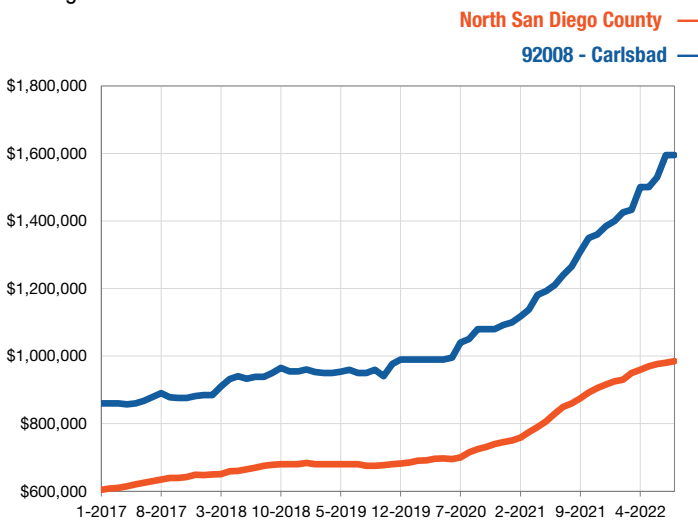
Detached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
<b>Key Metrics</b>						
New Listings	24	16	- 33.3%	329	220	- 33.1%
Pending Sales	24	16	- 33.3%	280	183	- 34.6%
Closed Sales	20	12	- 40.0%	279	201	- 28.0%
Days on Market Until Sale	15	23	+ 53.3%	22	19	- 13.6%
Median Sales Price*	\$1,549,500	<b>\$1,588,250</b>	+ 2.5%	\$1,265,000	<b>\$1,595,000</b>	+ 26.1%
Average Sales Price*	\$1,606,400	<b>\$1,843,147</b>	+ 14.7%	\$1,483,845	<b>\$1,818,516</b>	+ 22.6%
Percent of Original List Price Received*	102.2%	<b>92.8%</b>	- 9.2%	100.4%	<b>102.4%</b>	+ 2.0%
Percent of List Price Received*	102.8%	<b>97.3%</b>	- 5.4%	101.1%	<b>103.2%</b>	+ 2.1%
Inventory of Homes for Sale	48	29	- 39.6%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--

\* 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.

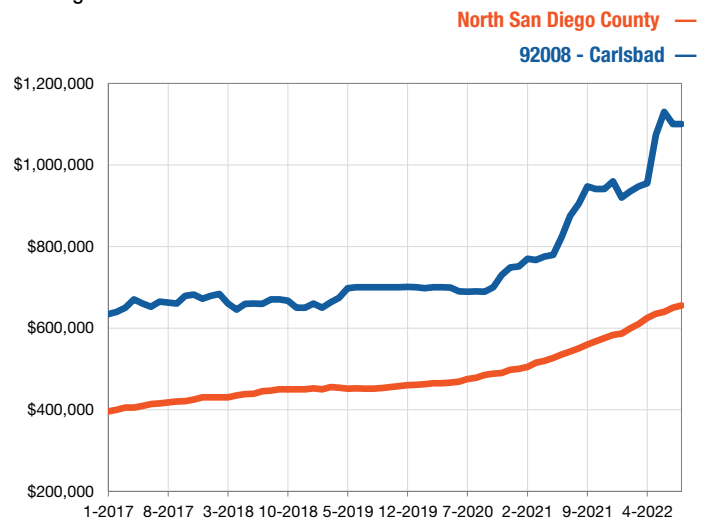
Attached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
<b>Key Metrics</b>						
New Listings	18	12	- 33.3%	177	159	- 10.2%
Pending Sales	18	8	- 55.6%	154	122	- 20.8%
Closed Sales	17	11	- 35.3%	148	127	- 14.2%
Days on Market Until Sale	42	28	- 33.3%	31	20	- 35.5%
Median Sales Price*	\$1,125,000	<b>\$969,000</b>	- 13.9%	\$905,000	<b>\$1,100,000</b>	+ 21.5%
Average Sales Price*	\$1,427,350	<b>\$1,368,727</b>	- 4.1%	\$1,077,677	<b>\$1,323,576</b>	+ 22.8%
Percent of Original List Price Received*	98.6%	<b>97.4%</b>	- 1.2%	99.9%	<b>102.6%</b>	+ 2.7%
Percent of List Price Received*	100.2%	<b>99.4%</b>	- 0.8%	100.4%	<b>102.5%</b>	+ 2.1%
Inventory of Homes for Sale	27	24	- 11.1%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 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.

**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

## 92009 - Carlsbad

North San Diego County

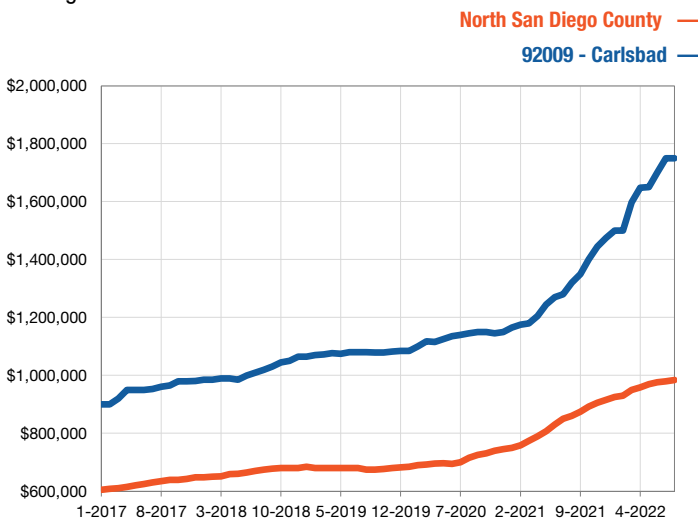
Detached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
<b>Key Metrics</b>						
New Listings	53	30	- 43.4%	646	440	- 31.9%
Pending Sales	59	23	- 61.0%	601	337	- 43.9%
Closed Sales	40	26	- 35.0%	611	366	- 40.1%
Days on Market Until Sale	11	22	+ 100.0%	13	13	0.0%
Median Sales Price*	\$1,650,000	\$1,758,500	+ 6.6%	\$1,320,000	\$1,750,000	+ 32.6%
Average Sales Price*	\$1,684,434	\$1,784,784	+ 6.0%	\$1,386,080	\$1,852,326	+ 33.6%
Percent of Original List Price Received*	103.5%	94.7%	- 8.5%	103.9%	104.0%	+ 0.1%
Percent of List Price Received*	103.1%	98.2%	- 4.8%	103.6%	104.4%	+ 0.8%
Inventory of Homes for Sale	66	56	- 15.2%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

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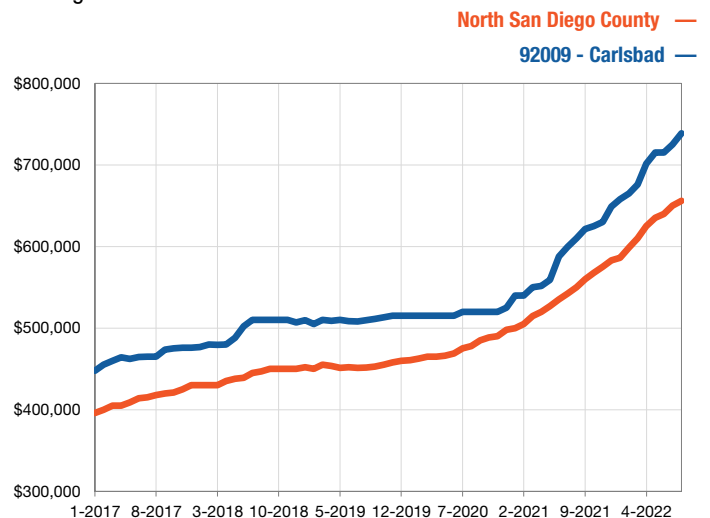
Attached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
<b>Key Metrics</b>						
New Listings	37	23	- 37.8%	371	305	- 17.8%
Pending Sales	34	13	- 61.8%	345	251	- 27.2%
Closed Sales	39	19	- 51.3%	334	268	- 19.8%
Days on Market Until Sale	12	16	+ 33.3%	16	17	+ 6.3%
Median Sales Price*	\$630,000	\$760,000	+ 20.6%	\$610,000	\$739,000	+ 21.1%
Average Sales Price*	\$707,410	\$794,953	+ 12.4%	\$652,486	\$782,067	+ 19.9%
Percent of Original List Price Received*	101.4%	97.8%	- 3.6%	101.8%	103.7%	+ 1.9%
Percent of List Price Received*	101.3%	99.2%	- 2.1%	101.7%	103.7%	+ 2.0%
Inventory of Homes for Sale	41	34	- 17.1%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 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.

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

## 92010 - Carlsbad

North San Diego County

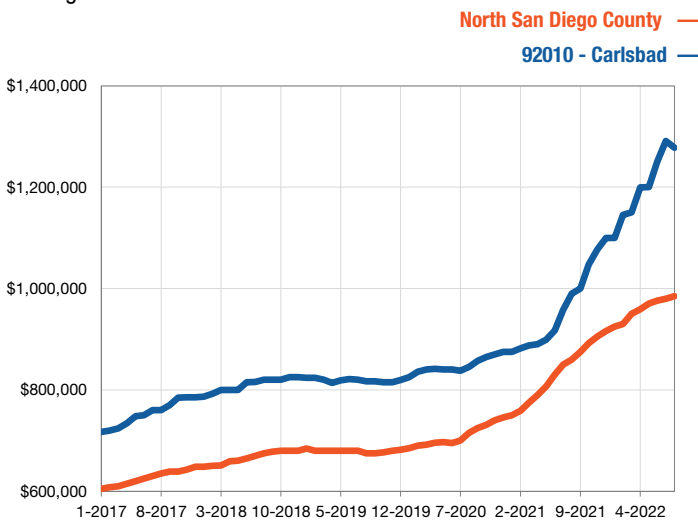
Detached Single-Family Key Metrics	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	17	7	- 58.8%	198	198	0.0%
Pending Sales	26	11	- 57.7%	183	163	- 10.9%
Closed Sales	15	13	- 13.3%	177	176	- 0.6%
Days on Market Until Sale	9	27	+ 200.0%	16	12	- 25.0%
Median Sales Price*	\$1,310,000	\$1,225,000	- 6.5%	\$990,000	\$1,277,500	+ 29.0%
Average Sales Price*	\$1,202,417	\$1,160,192	- 3.5%	\$995,122	\$1,229,234	+ 23.5%
Percent of Original List Price Received*	110.8%	95.1%	- 14.2%	103.3%	103.5%	+ 0.2%
Percent of List Price Received*	110.8%	98.4%	- 11.2%	103.4%	103.9%	+ 0.5%
Inventory of Homes for Sale	13	19	+ 46.2%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--

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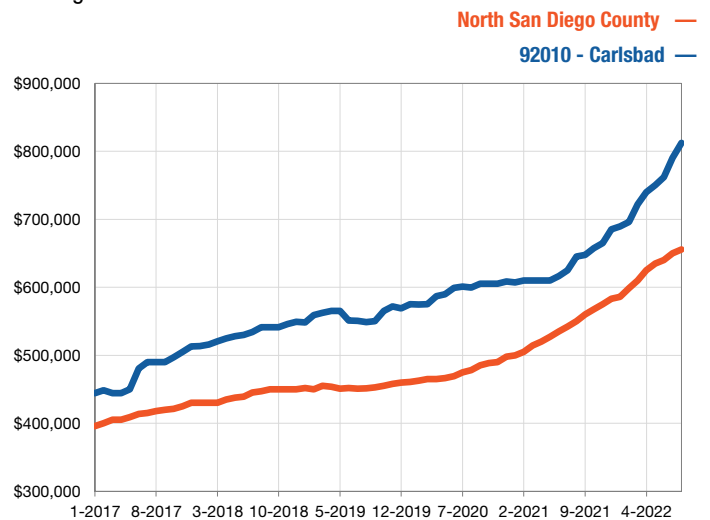
Attached Single-Family Key Metrics	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	4	6	+ 50.0%	115	94	- 18.3%
Pending Sales	6	8	+ 33.3%	105	80	- 23.8%
Closed Sales	12	11	- 8.3%	111	78	- 29.7%
Days on Market Until Sale	7	22	+ 214.3%	11	13	+ 18.2%
Median Sales Price*	\$690,000	\$875,000	+ 26.8%	\$645,000	\$812,275	+ 25.9%
Average Sales Price*	\$719,667	\$831,409	+ 15.5%	\$645,750	\$841,040	+ 30.2%
Percent of Original List Price Received*	103.8%	97.8%	- 5.8%	102.1%	103.5%	+ 1.4%
Percent of List Price Received*	103.2%	99.3%	- 3.8%	102.2%	103.5%	+ 1.3%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

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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

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92011 - Carlsbad

North San Diego County

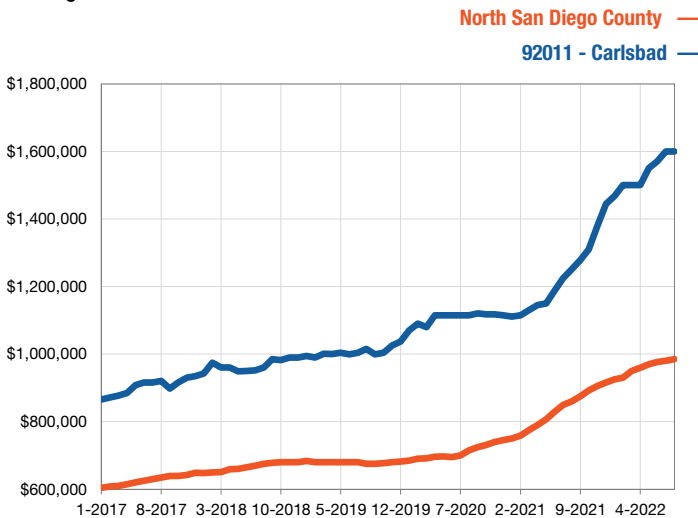
Detached Single-Family Key Metrics	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	25	19	- 24.0%	318	239	- 24.8%
Pending Sales	24	18	- 25.0%	300	201	- 33.0%
Closed Sales	30	12	- 60.0%	323	198	- 38.7%
Days on Market Until Sale	12	21	+ 75.0%	22	17	- 22.7%
Median Sales Price*	\$1,480,000	<b>\$1,778,693</b>	+ 20.2%	\$1,251,000	<b>\$1,600,000</b>	+ 27.9%
Average Sales Price*	\$1,567,750	<b>\$1,715,032</b>	+ 9.4%	\$1,216,882	<b>\$1,566,741</b>	+ 28.8%
Percent of Original List Price Received*	103.8%	<b>93.5%</b>	- 9.9%	100.7%	<b>102.9%</b>	+ 2.2%
Percent of List Price Received*	103.4%	<b>96.4%</b>	- 6.8%	101.3%	<b>102.9%</b>	+ 1.6%
Inventory of Homes for Sale	35	32	- 8.6%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--

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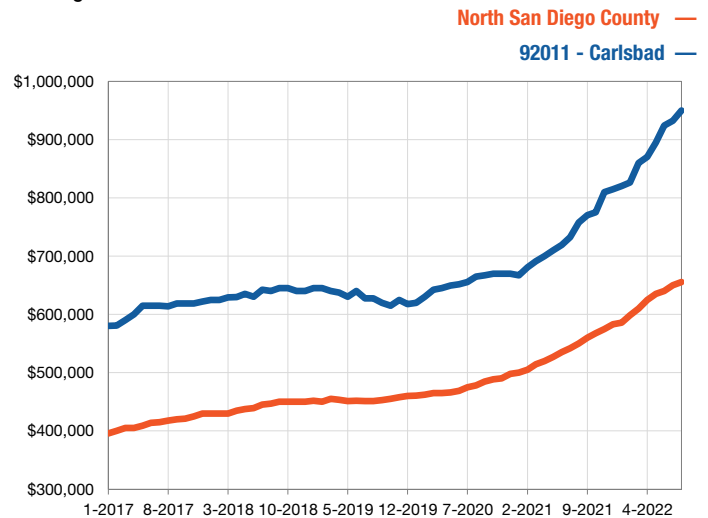
Attached Single-Family Key Metrics	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	8	9	+ 12.5%	114	106	- 7.0%
Pending Sales	13	14	+ 7.7%	111	94	- 15.3%
Closed Sales	9	16	+ 77.8%	105	95	- 9.5%
Days on Market Until Sale	14	21	+ 50.0%	9	12	+ 33.3%
Median Sales Price*	\$850,000	<b>\$1,079,500</b>	+ 27.0%	\$757,500	<b>\$950,000</b>	+ 25.4%
Average Sales Price*	\$928,556	<b>\$1,131,125</b>	+ 21.8%	\$801,210	<b>\$1,002,442</b>	+ 25.1%
Percent of Original List Price Received*	103.7%	<b>96.6%</b>	- 6.8%	102.9%	<b>103.3%</b>	+ 0.4%
Percent of List Price Received*	102.5%	<b>98.0%</b>	- 4.4%	102.4%	<b>103.6%</b>	+ 1.2%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.2	0.6	+ 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



# Local Market Update for August 2022

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92014 - Del Mar

North San Diego County

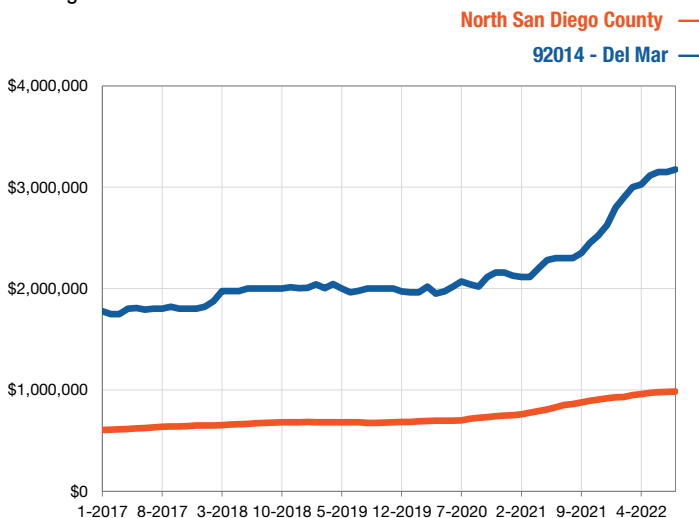
Detached Single-Family Key Metrics	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	28	18	- 35.7%	258	193	- 25.2%
Pending Sales	20	6	- 70.0%	198	145	- 26.8%
Closed Sales	12	10	- 16.7%	200	159	- 20.5%
Days on Market Until Sale	47	38	- 19.1%	42	28	- 33.3%
Median Sales Price*	\$2,275,000	<b>\$3,150,000</b>	+ 38.5%	\$2,300,000	<b>\$3,175,000</b>	+ 38.0%
Average Sales Price*	\$3,392,167	<b>\$4,098,333</b>	+ 20.8%	\$3,069,726	<b>\$4,179,870</b>	+ 36.2%
Percent of Original List Price Received*	93.0%	<b>91.8%</b>	- 1.3%	97.2%	<b>98.6%</b>	+ 1.4%
Percent of List Price Received*	97.4%	<b>92.9%</b>	- 4.6%	98.8%	<b>99.2%</b>	+ 0.4%
Inventory of Homes for Sale	61	33	- 45.9%	--	--	--
Months Supply of Inventory	3.7	2.7	- 27.0%	--	--	--

\* 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.

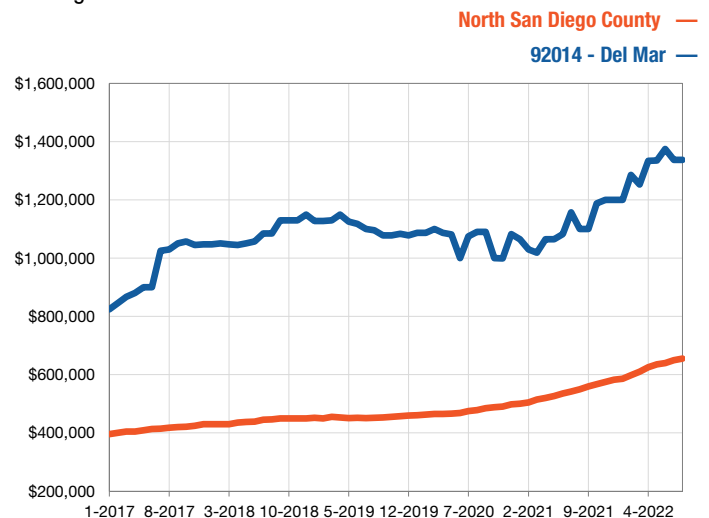
Attached Single-Family Key Metrics	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	5	5	0.0%	82	79	- 3.7%
Pending Sales	8	5	- 37.5%	80	62	- 22.5%
Closed Sales	5	9	+ 80.0%	77	68	- 11.7%
Days on Market Until Sale	10	30	+ 200.0%	30	16	- 46.7%
Median Sales Price*	\$1,069,000	<b>\$1,038,000</b>	- 2.9%	\$1,100,000	<b>\$1,337,500</b>	+ 21.6%
Average Sales Price*	\$1,062,800	<b>\$1,570,175</b>	+ 47.7%	\$1,194,817	<b>\$1,513,072</b>	+ 26.6%
Percent of Original List Price Received*	97.5%	<b>94.8%</b>	- 2.8%	98.5%	<b>100.7%</b>	+ 2.2%
Percent of List Price Received*	97.5%	<b>99.2%</b>	+ 1.7%	99.1%	<b>101.3%</b>	+ 2.2%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.3	1.4	+ 366.7%	--	--	--

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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 August 2022

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92024 - Encinitas

North San Diego County

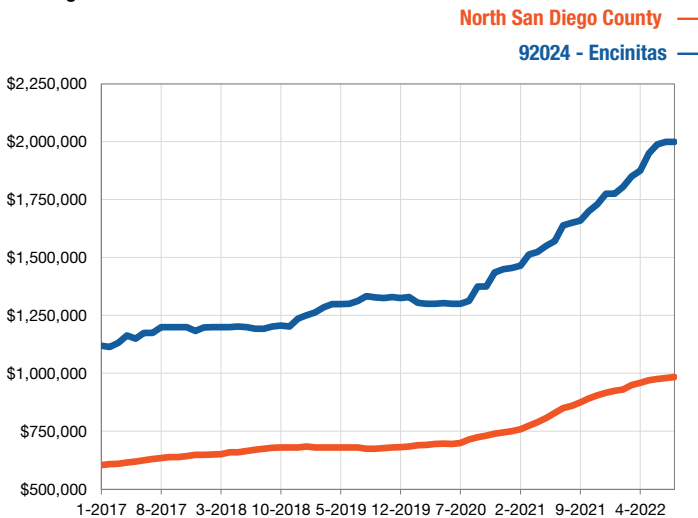
Detached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
<b>Key Metrics</b>						
New Listings	38	33	- 13.2%	642	440	- 31.5%
Pending Sales	37	30	- 18.9%	551	344	- 37.6%
Closed Sales	49	25	- 49.0%	601	356	- 40.8%
Days on Market Until Sale	16	33	+ 106.3%	24	20	- 16.7%
Median Sales Price*	\$1,860,000	<b>\$2,175,000</b>	+ 16.9%	\$1,650,000	<b>\$2,000,000</b>	+ 21.2%
Average Sales Price*	\$2,327,541	<b>\$2,672,192</b>	+ 14.8%	\$1,875,413	<b>\$2,412,300</b>	+ 28.6%
Percent of Original List Price Received*	101.5%	<b>94.1%</b>	- 7.3%	100.2%	<b>103.0%</b>	+ 2.8%
Percent of List Price Received*	102.0%	<b>95.9%</b>	- 6.0%	101.0%	<b>103.3%</b>	+ 2.3%
Inventory of Homes for Sale	82	48	- 41.5%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

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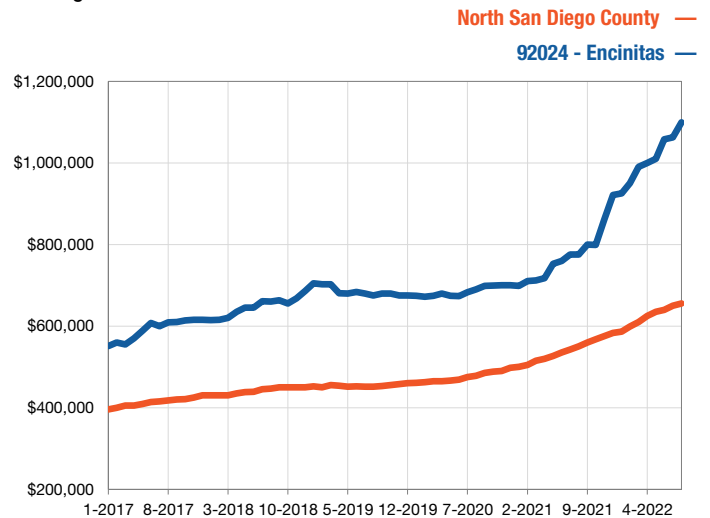
Attached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
<b>Key Metrics</b>						
New Listings	19	17	- 10.5%	218	231	+ 6.0%
Pending Sales	15	17	+ 13.3%	187	201	+ 7.5%
Closed Sales	12	19	+ 58.3%	190	205	+ 7.9%
Days on Market Until Sale	7	27	+ 285.7%	13	14	+ 7.7%
Median Sales Price*	\$718,000	<b>\$1,149,000</b>	+ 60.0%	\$775,000	<b>\$1,100,000</b>	+ 41.9%
Average Sales Price*	\$740,750	<b>\$1,272,868</b>	+ 71.8%	\$963,389	<b>\$1,294,040</b>	+ 34.3%
Percent of Original List Price Received*	103.2%	<b>95.0%</b>	- 7.9%	101.7%	<b>102.5%</b>	+ 0.8%
Percent of List Price Received*	102.9%	<b>98.5%</b>	- 4.3%	101.9%	<b>102.7%</b>	+ 0.8%
Inventory of Homes for Sale	20	25	+ 25.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

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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 August 2022

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92054 - Oceanside

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	43	21	- 51.2%	391	301	- 23.0%
Pending Sales	28	21	- 25.0%	296	256	- 13.5%
Closed Sales	26	19	- 26.9%	305	261	- 14.4%
Days on Market Until Sale	15	29	+ 93.3%	19	18	- 5.3%
Median Sales Price*	\$892,500	<b>\$1,055,000</b>	+ 18.2%	\$863,525	<b>\$1,075,000</b>	+ 24.5%
Average Sales Price*	\$877,756	<b>\$1,197,134</b>	+ 36.4%	\$969,851	<b>\$1,254,056</b>	+ 29.3%
Percent of Original List Price Received*	103.9%	<b>94.0%</b>	- 9.5%	101.6%	<b>101.6%</b>	0.0%
Percent of List Price Received*	102.8%	<b>96.7%</b>	- 5.9%	101.7%	<b>101.9%</b>	+ 0.2%
Inventory of Homes for Sale	71	29	- 59.2%	--	--	--
Months Supply of Inventory	2.9	1.4	- 51.7%	--	--	--

\* 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.

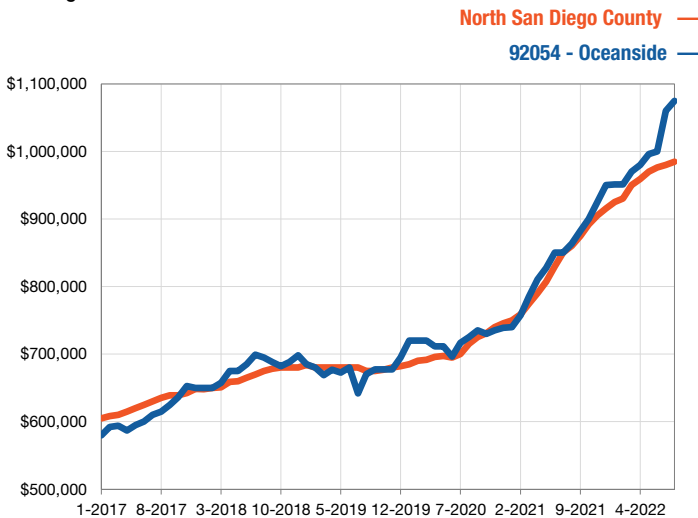
### Attached Single-Family

Key Metrics	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	17	24	+ 41.2%	241	217	- 10.0%
Pending Sales	23	12	- 47.8%	219	164	- 25.1%
Closed Sales	20	14	- 30.0%	220	178	- 19.1%
Days on Market Until Sale	20	17	- 15.0%	29	19	- 34.5%
Median Sales Price*	\$868,500	<b>\$1,170,000</b>	+ 34.7%	\$677,000	<b>\$795,606</b>	+ 17.5%
Average Sales Price*	\$918,310	<b>\$1,132,841</b>	+ 23.4%	\$763,568	<b>\$882,949</b>	+ 15.6%
Percent of Original List Price Received*	100.2%	<b>98.6%</b>	- 1.6%	99.4%	<b>101.2%</b>	+ 1.8%
Percent of List Price Received*	100.9%	<b>99.1%</b>	- 1.8%	99.6%	<b>101.2%</b>	+ 1.6%
Inventory of Homes for Sale	26	34	+ 30.8%	--	--	--
Months Supply of Inventory	1.4	2.5	+ 78.6%	--	--	--

\* 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.

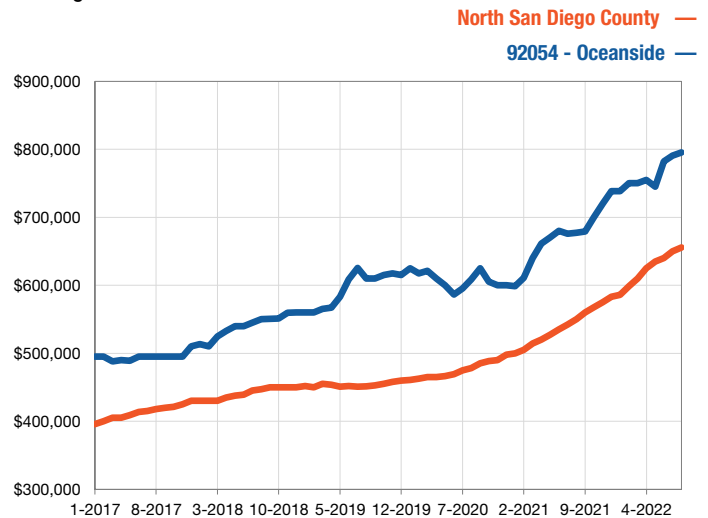
### Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



### Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation





# Local Market Update for August 2022

Provided by the North San Diego County REALTORS®.

## 92056 - Oceanside

North San Diego County

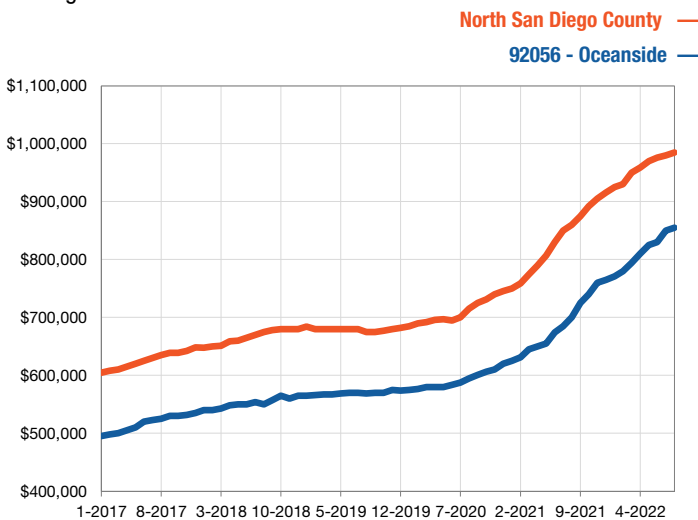
Detached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
<b>Key Metrics</b>						
New Listings	61	37	- 39.3%	610	537	- 12.0%
Pending Sales	62	40	- 35.5%	582	448	- 23.0%
Closed Sales	53	44	- 17.0%	585	474	- 19.0%
Days on Market Until Sale	11	22	+ 100.0%	11	12	+ 9.1%
Median Sales Price*	\$780,000	<b>\$849,000</b>	+ 8.8%	\$700,000	<b>\$855,000</b>	+ 22.1%
Average Sales Price*	\$784,241	<b>\$880,491</b>	+ 12.3%	\$700,495	<b>\$879,301</b>	+ 25.5%
Percent of Original List Price Received*	103.6%	<b>96.8%</b>	- 6.6%	103.4%	<b>103.8%</b>	+ 0.4%
Percent of List Price Received*	103.3%	<b>99.5%</b>	- 3.7%	103.1%	<b>103.6%</b>	+ 0.5%
Inventory of Homes for Sale	48	51	+ 6.3%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

\* 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.

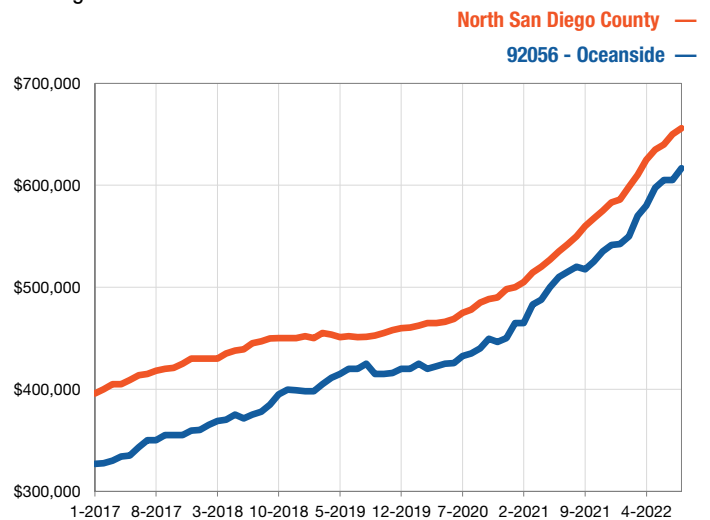
Attached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
<b>Key Metrics</b>						
New Listings	28	35	+ 25.0%	349	347	- 0.6%
Pending Sales	29	32	+ 10.3%	327	291	- 11.0%
Closed Sales	28	16	- 42.9%	331	283	- 14.5%
Days on Market Until Sale	7	16	+ 128.6%	13	12	- 7.7%
Median Sales Price*	\$517,500	<b>\$633,400</b>	+ 22.4%	\$520,000	<b>\$617,000</b>	+ 18.7%
Average Sales Price*	\$567,436	<b>\$640,300</b>	+ 12.8%	\$536,144	<b>\$651,641</b>	+ 21.5%
Percent of Original List Price Received*	103.9%	<b>100.5%</b>	- 3.3%	101.9%	<b>103.0%</b>	+ 1.1%
Percent of List Price Received*	103.8%	<b>100.4%</b>	- 3.3%	101.5%	<b>102.9%</b>	+ 1.4%
Inventory of Homes for Sale	31	42	+ 35.5%	--	--	--
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.

**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

## 92057 - Oceanside

North San Diego County

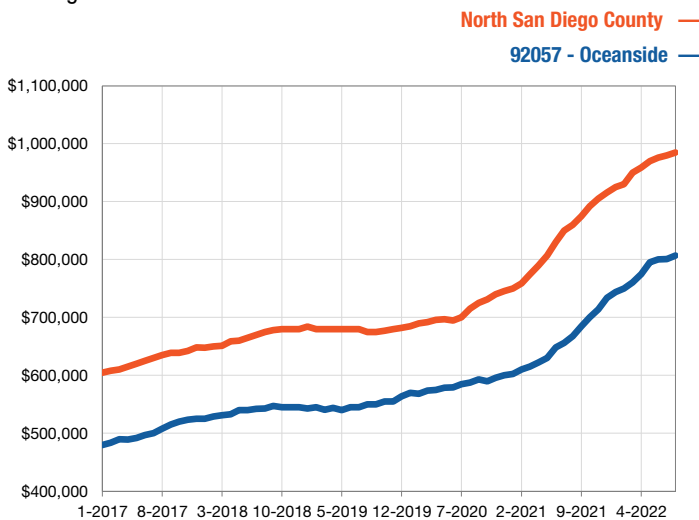
Detached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
<b>Key Metrics</b>						
New Listings	66	56	- 15.2%	682	712	+ 4.4%
Pending Sales	58	43	- 25.9%	643	586	- 8.9%
Closed Sales	64	43	- 32.8%	670	602	- 10.1%
Days on Market Until Sale	9	22	+ 144.4%	14	15	+ 7.1%
Median Sales Price*	\$755,500	\$780,000	+ 3.2%	\$667,410	\$807,000	+ 20.9%
Average Sales Price*	\$751,581	\$762,495	+ 1.5%	\$677,657	\$814,844	+ 20.2%
Percent of Original List Price Received*	104.8%	96.7%	- 7.7%	103.3%	102.8%	- 0.5%
Percent of List Price Received*	104.2%	99.3%	- 4.7%	102.7%	103.0%	+ 0.3%
Inventory of Homes for Sale	71	79	+ 11.3%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

\* 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.

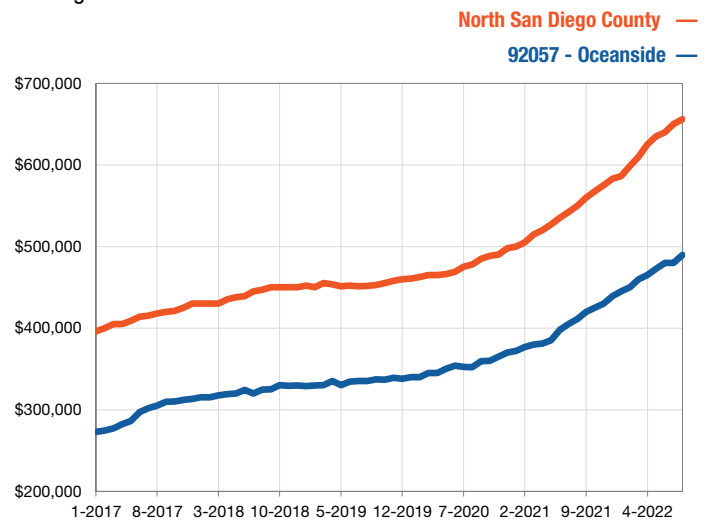
Attached Single-Family	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
<b>Key Metrics</b>						
New Listings	34	23	- 32.4%	364	387	+ 6.3%
Pending Sales	32	21	- 34.4%	330	321	- 2.7%
Closed Sales	29	25	- 13.8%	316	337	+ 6.6%
Days on Market Until Sale	11	17	+ 54.5%	16	14	- 12.5%
Median Sales Price*	\$435,000	\$539,000	+ 23.9%	\$411,000	\$490,000	+ 19.2%
Average Sales Price*	\$443,379	\$535,791	+ 20.8%	\$422,500	\$508,274	+ 20.3%
Percent of Original List Price Received*	102.7%	99.0%	- 3.6%	101.6%	102.5%	+ 0.9%
Percent of List Price Received*	102.4%	99.4%	- 2.9%	101.7%	102.6%	+ 0.9%
Inventory of Homes for Sale	31	36	+ 16.1%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

\* 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.

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

## 92058 - Oceanside

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	17	13	- 23.5%	160	189	+ 18.1%
Pending Sales	11	12	+ 9.1%	140	153	+ 9.3%
Closed Sales	15	12	- 20.0%	154	149	- 3.2%
Days on Market Until Sale	8	22	+ 175.0%	15	15	0.0%
Median Sales Price*	\$725,000	<b>\$747,500</b>	+ 3.1%	\$635,500	<b>\$775,000</b>	+ 22.0%
Average Sales Price*	\$671,700	<b>\$730,519</b>	+ 8.8%	\$570,522	<b>\$729,363</b>	+ 27.8%
Percent of Original List Price Received*	102.3%	97.1%	- 5.1%	101.8%	102.7%	+ 0.9%
Percent of List Price Received*	102.0%	98.8%	- 3.1%	101.4%	102.1%	+ 0.7%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

\* 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.

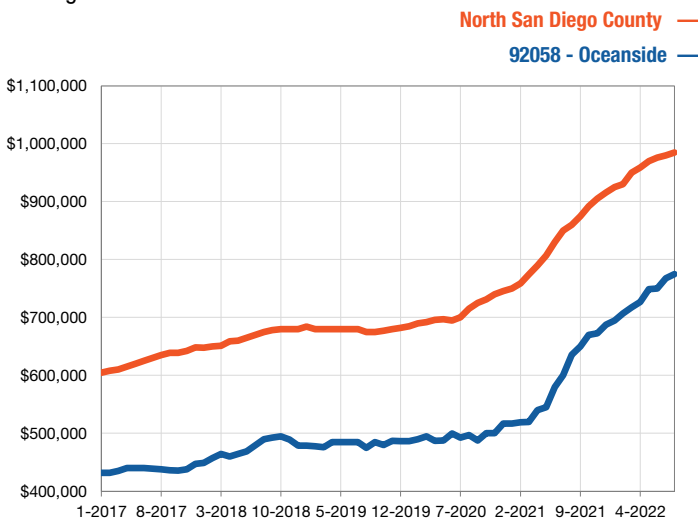
### Attached Single-Family

Key Metrics	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	9	7	- 22.2%	129	104	- 19.4%
Pending Sales	13	7	- 46.2%	114	91	- 20.2%
Closed Sales	13	3	- 76.9%	107	95	- 11.2%
Days on Market Until Sale	13	32	+ 146.2%	10	11	+ 10.0%
Median Sales Price*	\$475,000	<b>\$485,000</b>	+ 2.1%	\$440,000	<b>\$535,000</b>	+ 21.6%
Average Sales Price*	\$474,192	<b>\$518,333</b>	+ 9.3%	\$437,712	<b>\$535,227</b>	+ 22.3%
Percent of Original List Price Received*	104.0%	96.0%	- 7.7%	103.7%	104.3%	+ 0.6%
Percent of List Price Received*	103.1%	100.2%	- 2.8%	102.9%	103.1%	+ 0.2%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	2.0	+ 81.8%	--	--	--

\* 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.

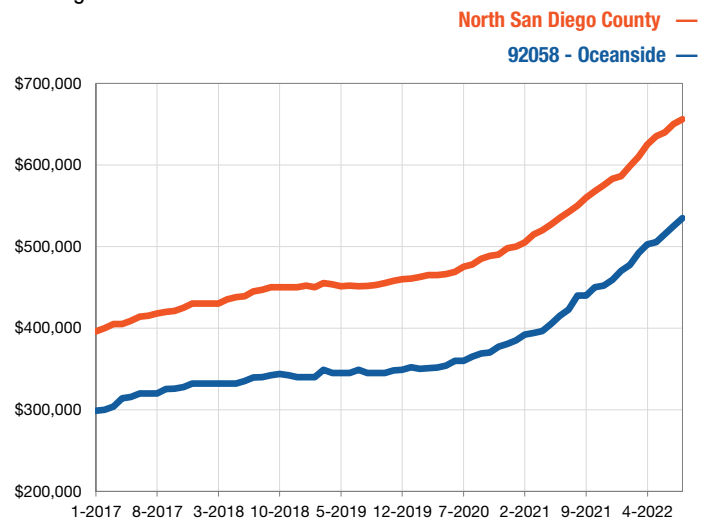
### Median Sales Price – Detached Single-Family

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

## 92075 - Solana Beach

North San Diego County

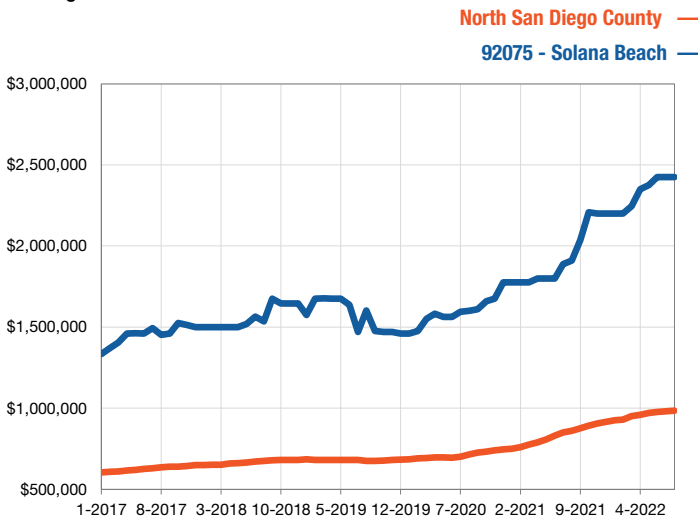
Detached Single-Family Key Metrics	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	16	7	- 56.3%	141	103	- 27.0%
Pending Sales	11	2	- 81.8%	117	73	- 37.6%
Closed Sales	9	6	- 33.3%	118	82	- 30.5%
Days on Market Until Sale	13	15	+ 15.4%	22	20	- 9.1%
Median Sales Price*	\$2,500,000	<b>\$2,542,500</b>	+ 1.7%	\$1,910,000	<b>\$2,425,000</b>	+ 27.0%
Average Sales Price*	\$3,393,333	<b>\$2,717,833</b>	- 19.9%	\$2,510,953	<b>\$2,975,404</b>	+ 18.5%
Percent of Original List Price Received*	98.0%	97.8%	- 0.2%	97.3%	100.3%	+ 3.1%
Percent of List Price Received*	98.0%	100.4%	+ 2.4%	98.5%	101.8%	+ 3.4%
Inventory of Homes for Sale	32	13	- 59.4%	--	--	--
Months Supply of Inventory	3.3	2.1	- 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.

Attached Single-Family Key Metrics	August			Rolling 12 Months		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	6	11	+ 83.3%	151	112	- 25.8%
Pending Sales	10	7	- 30.0%	131	89	- 32.1%
Closed Sales	14	6	- 57.1%	131	90	- 31.3%
Days on Market Until Sale	13	48	+ 269.2%	25	19	- 24.0%
Median Sales Price*	\$1,080,500	<b>\$905,000</b>	- 16.2%	\$1,060,000	<b>\$1,402,500</b>	+ 32.3%
Average Sales Price*	\$1,130,893	<b>\$1,000,000</b>	- 11.6%	\$1,162,062	<b>\$1,465,560</b>	+ 26.1%
Percent of Original List Price Received*	97.9%	92.4%	- 5.6%	98.2%	101.0%	+ 2.9%
Percent of List Price Received*	98.3%	95.5%	- 2.8%	99.4%	101.7%	+ 2.3%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--

\* 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.

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



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

