



BROKERS • COLONIAL • DONAHOE

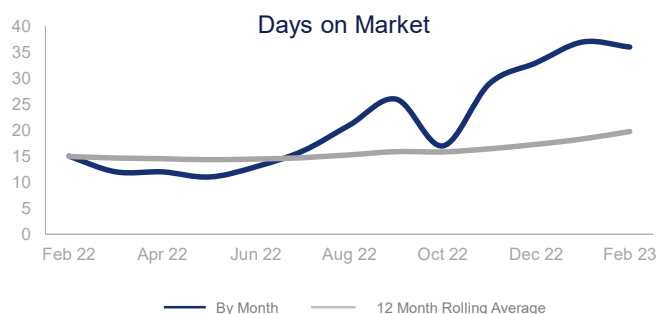
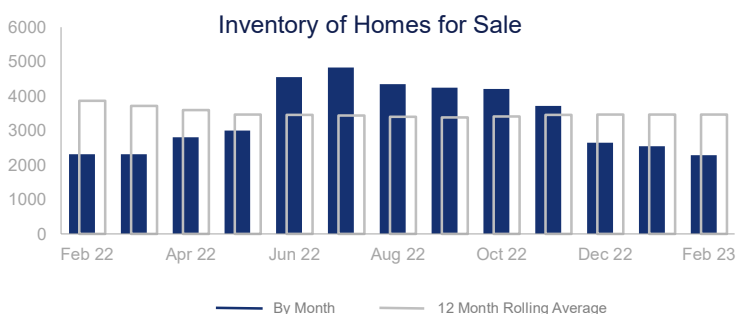
## Market Report | February 2023

### SAN DIEGO COUNTY

#### Highlights:

- Median Sales Price is up 9.3% over a 12 month average but down 2.5% from the same month last year.
- Inventory of Homes for Sale was down 11% over a 12 month average and continues to decline since mid-year 2022.
- Days on Market of 36 days is 140.0% up from the same month last year and up 32% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-8.1%	15.5%	-10.3%
Same Month Last Year	-39.7%	-34.1%	-1.4%



	February 2022	February 2023	+ / -	12 Month Avg	+ / -
New Listings	3104	1871	-39.7%	2757	-24%
Pending Sales	2697	1889	-30.0%	2206	-31%
Closed Sales	2363	1557	-34.1%	2112	-35%
Median Sales Price	\$800,000	\$780,000	-2.5%	\$823,647	9%
Average Sales Price	\$1,060,173	\$993,258	-6.3%	\$1,070,557	10%
List to Sale Price Ratio	105.0%	97.8%	-6.9%	100.8%	3.0%
Days on Market	15	36	140.0%	20	32%
Inventory of Homes for Sale	2317	2284	-1.4%	3457	-11%
Months Supply of Inventory	0.7	1.0	42.9%	1.3	11%

#### % Change in Median Price

