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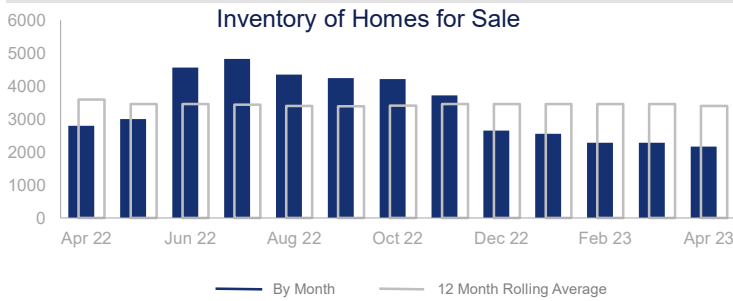
## Market Report | April 2023

### SAN DIEGO COUNTY

#### Highlights:

- Median Sales Price and Average Sales Price continue to decline steadily from prior periods but remain up 4.7% and 4.5%, respectively, over a 12 month average.
- New Listings, Pending Sales and Closed Sales are all down from last month and the prior 12 months.
- Days on Market of 23 days is up 58% over a 12 month average but has declined sharply since February.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	<b>-9.5%</b>	<b>-10.7%</b>	<b>-5.2%</b>
Same Month Last Year	<b>-37.7%</b>	<b>-33.2%</b>	<b>-22.7%</b>



	April 2022		April 2023	+ / -	12 Month Avg	+ / -
New Listings	3412		<b>2124</b>	-37.7%	<b>2533</b>	-28%
Pending Sales	2910		<b>2046</b>	-29.7%	<b>2036</b>	-35%
Closed Sales	2856		<b>1908</b>	-33.2%	<b>1955</b>	-38%
Median Sales Price	\$879,000		<b>\$832,000</b>	-5.3%	<b>\$814,115</b>	5%
Average Sales Price	\$1,161,911		<b>\$1,112,271</b>	-4.3%	<b>\$1,055,314</b>	4%
List to Sale Price Ratio	106.7%		<b>99.9%</b>	-6.4%	<b>99.0%</b>	3.5%
Days on Market	12		<b>23</b>	91.7%	<b>23</b>	58%
Inventory of Homes for Sale	2801		<b>2164</b>	-22.7%	<b>3401</b>	-5%
Months Supply of Inventory	0.8		<b>1.1</b>	37.5%	<b>1.4</b>	26%

#### % Change in Median Price

