



BROKERS • COLONIAL • DONAHOE

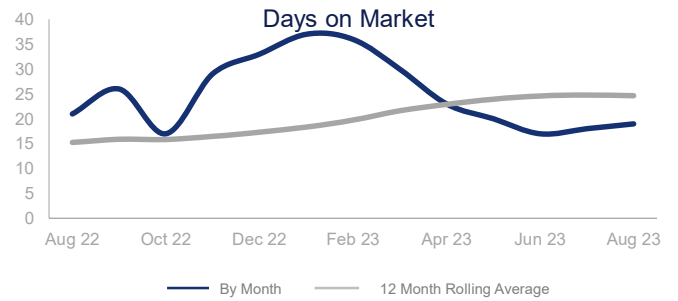
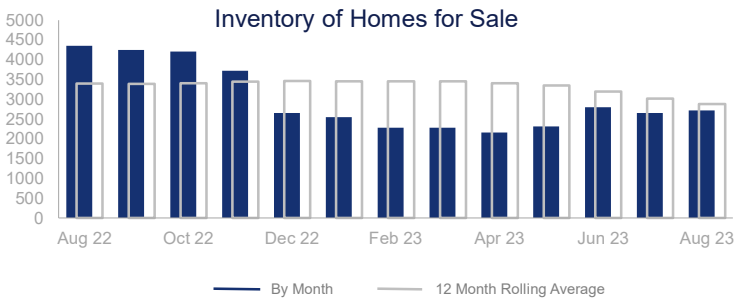
## Market Report | August 2023

### SAN DIEGO COUNTY

#### Highlights:

- Median Sales Price is up 1.8% over a 12 month rolling average and since April has been on an upward YoY trend.
- Inventory of Homes for Sale is down 15% over a 12 month rolling average and is holding at historically lower levels since Dec 2022.
- Days on Market of 19 days is up 62% over a 12 month rolling average, but is down 9.5% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-0.1%	4.3%	2.5%
Same Month Last Year	-16.1%	-6.2%	-37.5%



	August 2022		August 2023	+ / -	12 Month Avg	+ / -
New Listings	2827		2372	-16.1%	2201	-32%
Pending Sales	2536		1929	-23.9%	1902	-30%
Closed Sales	2223		2085	-6.2%	1859	-32%
Median Sales Price	\$800,000		\$885,000	10.6%	\$821,522	2%
Average Sales Price	\$1,030,125		\$1,165,602	13.2%	\$1,068,708	2%
List to Sale Price Ratio	97.0%		100.4%	3.5%	98.8%	3%
Days on Market	21		19	-9.5%	25	62%
Inventory of Homes for Sale	4350		2717	-37.5%	2881	-15%
Months Supply of Inventory	1.6		1.4	-12.5%	1.3	19%

#### % Change in Median Price

