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## **June Home Sales Cool Down, While Prices Remain Strong, according to the Greater San Diego Association of REALTORS®**

**SAN DIEGO (July 13, 2023)** – Despite temperatures heating up, San Diego home sales cooled down in June, compared to May, according to the [Greater San Diego Association of REALTORS®](#) (SDAR) which compiles data on the current home sale market through the San Diego Multiple Listing Service (SDMLS).

Single-family and attached home resales were down about 10 percent month-over-month in June, and are down about 26% compared to June of 2022, as fluctuating mortgage rates and a near all-time low level of inventory continue to influence sales.

The median price of single-family homes in the county rose to \$1 million in June, for only the second time in history. That’s an increase of nearly 5 percent from May. The attached median price (for condominiums and townhomes) was at \$650,000, a 2 percent increase month-over-month. Compared to the same month a year ago, all resale home prices in June were 2 percent higher.

“San Diego County is still seeing relatively slow market growth in comparison to the rest of the country,” noted SDAR President Frank Powell. “Nationally, we are excited for the near-historic average home prices, and the appreciation of home prices reflects the importance of families to have the ability to build generational wealth. Because of this, we will continue to urge the California legislature to support homeownership initiatives, such as the ‘California Dream for All’ program, and press for the reduction of regulatory building costs to allow more San Diegans to enter the home-buying market.”

In June, the zip codes in San Diego County with the most single-family home sales were:

- 92028 (Fallbrook) with 46
- 92065 (Ramona) and 92127 (Rancho Bernardo West), both with 35
- 92026 (Escondido North) with 34
- 92057 (Oceanside North) with 33
- 92056 (Oceanside East) with 32

The most expensive single-family property sold in June in San Diego County was a 1,700-square-foot contemporary beach house on Ocean Front in Del Mar. Completed in 2019, the 3-bedroom, 3-bath home has an oceanfront patio and balcony and a massive rooftop living/dining room. The property

sold on June 14 for \$13.5 million.

SDAR's housing statistics are compiled monthly from the Multiple Listing Service (MLS). Click [here](#) for a detailed look at the numbers. The following is a summary of the latest results:

**TOTAL SOLD LISTINGS Comparing June 2023 to May 2023 (month over month)**

**Single-Family: 10.6 percent DECREASE**

June 2023 = 1,252

May 2023 = 1,400

**Condos/Townhomes: 9.2 percent DECREASE**

June 2023 = 725

May 2023 = 798

**TOTAL SOLD LISTINGS Comparing June 2023 to June 2022 (year over year)**

**Single-Family: 27.6 percent DECREASE**

June 2023 = 1,252

June 2022 = 1,730

**Condos/Townhomes: 24.2 percent DECREASE**

June 2023 = 725

June 2022 = 957

**MEDIAN SALES PRICE Comparing June 2023 to May 2023 (month over month)**

**Single-Family: 4.7 percent INCREASE**

June 2023 = \$1,000,000

May 2023 = \$955,200

**Condos/Townhomes: 2.0 percent INCREASE**

June 2023 = \$650,000

May 2023 = \$637,500

**MEDIAN SALES PRICE Comparing June 2023 to June 2022 (year over year)**

**Single-Family: 2.5 percent INCREASE**

June 2023 = \$1,000,000

June 2022 = \$975,500

**Condos/Townhomes: 2.9 percent DECREASE**

June 2023 = \$650,000

June 2022 = \$632,000

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The [Greater San Diego Association of REALTORS®](#) is the largest trade association in San Diego County and one of the largest local REALTOR® associations in California. We help our members, who adhere to a code of ethics and professional standards, sell more homes. We also help people realize the dream of home ownership, and we are dedicated to protecting private property rights. You can follow SDAR on [Facebook](#), [Twitter](#), [Instagram](#) and [LinkedIn](#).