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FEBRUARY 2023 - San Diego County Summary Statistics

Comparative Sales - Sold Listings - Median Prices - Average Prices - Average Days on Market

Monthly Report	DETACHED (Single-Family Homes)			ATTACHED (Condominiums, Townhomes)		
		% Change from Prior Year	% Change from Prior Month		% Change from Prior Year	% Change from Prior Month
Total Sales Volume - 2023	\$1,146,992,494	-38.40%	7.90%	\$395,012,533	-37.90%	18.80%
Average Sales Price - February 2023	\$1,149,291	-8.30%	-2.50%	\$710,454	-2.60%	0.00%
Median* Sales Price - February 2023	\$900,000	-1.10%	6.00%	\$616,000	-1.60%	4.10%
Sold Listings - February 2023	998	-32.90%	10.60%	557	-36.10%	19.00%
Average Days on Market - February 2023	43	87.00%	-0.50%	39	105.30%	-3.10%
Total Sales Volume - February 2022	\$1,863,223,729			\$635,889,747		
Average Sales Price - February 2022	\$1,253,852			\$729,231		
Median* Sales Price - February 2022	\$910,000			\$626,000		
Sold Listings - February 2022	1,487			872		
Average Days on Market - February 2022	23			19		
Year-to-Date Report		% Change from Prior Year	% Change from Prior Month		% Change from Prior Year	% Change from Prior Month
Total Sales Volume - YTD 2023	\$2,209,886,965	-37.10%		\$727,632,765	-38.60%	
Average Sales Price - YTD 2023	\$1,163,098	-4.40%		\$710,579	-1.50%	
Median* Sales Price - YTD 2023	\$874,000	-2.80%		\$605,000	-0.80%	
Sold Listings - YTD 2023	1,900	-34.30%		1,025	-37.60%	
Average Days on Market - YTD 2023	43	87.00%		39	105.30%	
YTD Total Sales Volume - YTD 2022	\$3,515,777,085			\$1,185,227,050		
YTD Average Sales Price - YTD 2022	\$1,216,953			\$721,380		
YTD Median* Sales Price - YTD 2022	\$898,900			\$610,000		
YTD Sold Listings - YTD 2022	2,891			1,643		
YTD Average Days on Market - YTD 2022	23			19		

*The median home price is the price where half of the homes sold for more, and half sold for less. It is a more typical price measure than average price, which can be skewed high by a relative handful of million-dollar-plus transactions.