



Local Market Update for January 2020

Provided by the North San Diego County Association of REALTORS®.

East San Diego County

ZIP Codes: 91901, 91905, 91906, 91916, 91917, 91931, 91934, 91935, 91941, 91942, 91945, 91948, 91962, 91963, 91977, 91978, 91980, 92004, 92019, 92020, 92021, 92036, 92040, 92066, 92070, 92071, 92086

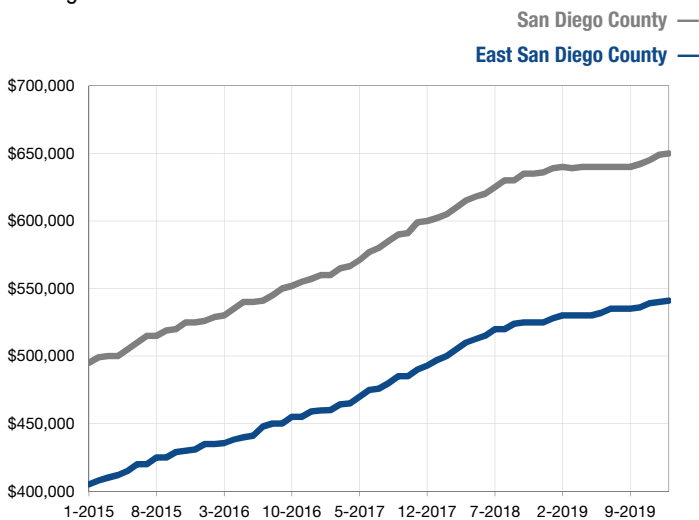
Detached Single-Family	January			Rolling 12 Months		
	2019	2020	Percent Change	Thru 1-2019	Thru 1-2020	Percent Change
Key Metrics						
New Listings	617	453	- 26.6%	6,784	5,809	- 14.4%
Pending Sales	285	318	+ 11.6%	4,106	4,338	+ 5.7%
Closed Sales	257	242	- 5.8%	4,143	4,239	+ 2.3%
Days on Market Until Sale	42	35	- 16.7%	31	33	+ 6.5%
Median Sales Price*	\$520,000	\$567,500	+ 9.1%	\$528,000	\$541,000	+ 2.5%
Average Sales Price*	\$546,122	\$588,937	+ 7.8%	\$559,706	\$573,869	+ 2.5%
Percent of Original List Price Received*	96.0%	97.6%	+ 1.7%	97.1%	97.6%	+ 0.5%
Percent of List Price Received*	98.3%	98.7%	+ 0.4%	98.5%	98.9%	+ 0.4%
Inventory of Homes for Sale	925	535	- 42.2%	--	--	--
Months Supply of Inventory	2.7	1.5	- 44.4%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	January			Rolling 12 Months		
	2019	2020	Percent Change	Thru 1-2019	Thru 1-2020	Percent Change
Key Metrics						
New Listings	141	124	- 12.1%	1,688	1,473	- 12.7%
Pending Sales	89	99	+ 11.2%	1,256	1,179	- 6.1%
Closed Sales	66	60	- 9.1%	1,266	1,160	- 8.4%
Days on Market Until Sale	27	23	- 14.8%	23	26	+ 13.0%
Median Sales Price*	\$313,000	\$312,507	- 0.2%	\$319,000	\$330,000	+ 3.4%
Average Sales Price*	\$325,384	\$318,211	- 2.2%	\$322,643	\$335,106	+ 3.9%
Percent of Original List Price Received*	97.9%	98.3%	+ 0.4%	98.3%	98.5%	+ 0.2%
Percent of List Price Received*	99.1%	98.7%	- 0.4%	99.2%	99.3%	+ 0.1%
Inventory of Homes for Sale	158	104	- 34.2%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

