



Local Market Update for January 2020

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

Metro San Diego County

ZIP Codes: 92037, 92101, 92102, 92103, 92104, 92105, 92106, 92107, 92108, 92109, 92110, 92111, 92113, 92114, 92115, 92116, 92117, 92118, 92119, 92120, 92121, 92122, 92123, 92124, 92126, 92131, 92139

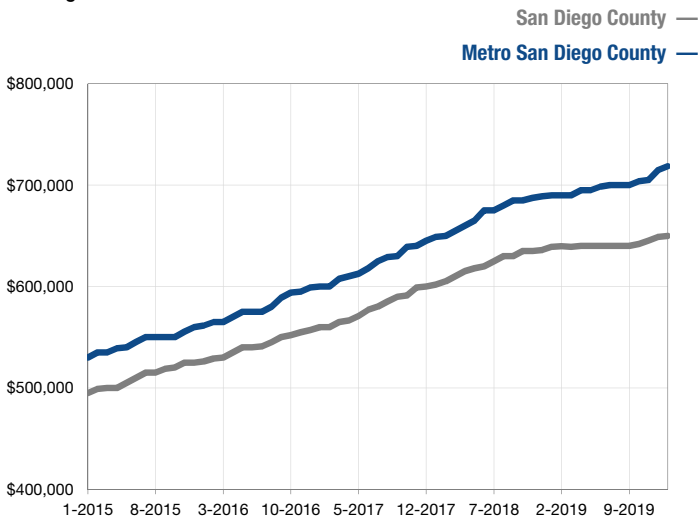
Detached Single-Family	January			Rolling 12 Months		
	2019	2020	Percent Change	Thru 1-2019	Thru 1-2020	Percent Change
Key Metrics						
New Listings	811	622	- 23.3%	8,907	8,241	- 7.5%
Pending Sales	428	465	+ 8.6%	5,478	5,837	+ 6.6%
Closed Sales	310	348	+ 12.3%	5,465	5,745	+ 5.1%
Days on Market Until Sale	38	37	- 2.6%	28	29	+ 3.6%
Median Sales Price*	\$650,000	\$731,999	+ 12.6%	\$690,000	\$718,838	+ 4.2%
Average Sales Price*	\$877,677	\$1,031,688	+ 17.5%	\$932,956	\$936,551	+ 0.4%
Percent of Original List Price Received*	96.2%	97.3%	+ 1.1%	97.4%	97.4%	0.0%
Percent of List Price Received*	97.9%	98.3%	+ 0.4%	98.6%	98.5%	- 0.1%
Inventory of Homes for Sale	1,098	636	- 42.1%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--

* 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	708	637	- 10.0%	7,910	7,781	- 1.6%
Pending Sales	316	422	+ 33.5%	4,874	5,166	+ 6.0%
Closed Sales	240	304	+ 26.7%	4,933	5,015	+ 1.7%
Days on Market Until Sale	37	37	0.0%	28	33	+ 17.9%
Median Sales Price*	\$437,500	\$464,000	+ 6.1%	\$455,000	\$460,000	+ 1.1%
Average Sales Price*	\$542,469	\$567,095	+ 4.5%	\$556,971	\$562,974	+ 1.1%
Percent of Original List Price Received*	96.7%	97.6%	+ 0.9%	97.9%	97.6%	- 0.3%
Percent of List Price Received*	98.2%	98.6%	+ 0.4%	98.9%	98.7%	- 0.2%
Inventory of Homes for Sale	1,063	800	- 24.7%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--

* 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

