

# Local Market Update for January 2020

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

North San Diego County  
Association of REALTORS®



**HOMEDEX**

## South San Diego County

ZIP Codes: 91902, 91910, 91911, 91913, 91914, 91915, 91932, 91950, 92154, 92173

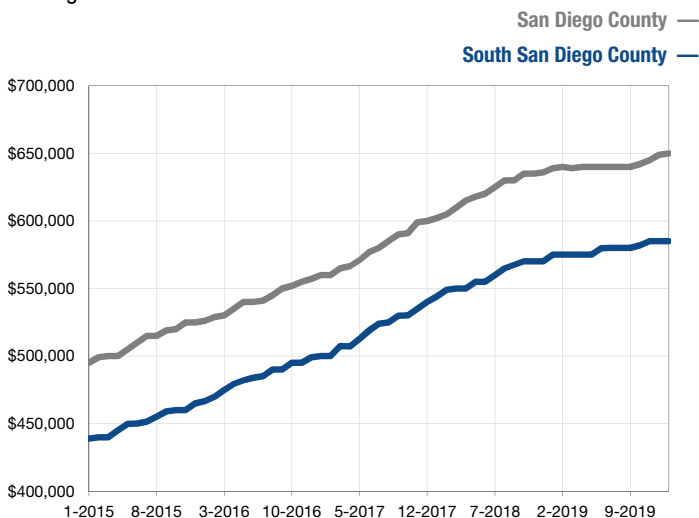
Detached Single-Family	January			Rolling 12 Months		
	2019	2020	Percent Change	Thru 1-2019	Thru 1-2020	Percent Change
<b>Key Metrics</b>						
New Listings	289	183	- 36.7%	3,172	2,604	- 17.9%
Pending Sales	150	146	- 2.7%	2,018	2,132	+ 5.6%
Closed Sales	139	115	- 17.3%	2,035	2,096	+ 3.0%
Days on Market Until Sale	46	26	- 43.5%	31	30	- 3.2%
Median Sales Price*	\$575,000	\$570,000	- 0.9%	\$575,000	\$585,000	+ 1.7%
Average Sales Price*	\$586,515	\$591,804	+ 0.9%	\$599,999	\$613,265	+ 2.2%
Percent of Original List Price Received*	96.1%	99.0%	+ 3.0%	97.8%	98.5%	+ 0.7%
Percent of List Price Received*	97.7%	99.6%	+ 1.9%	98.8%	99.3%	+ 0.5%
Inventory of Homes for Sale	413	170	- 58.8%	--	--	--
Months Supply of Inventory	2.5	1.0	- 60.0%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	152	111	- 27.0%	1,601	1,497	- 6.5%
Pending Sales	88	89	+ 1.1%	1,051	1,203	+ 14.5%
Closed Sales	57	50	- 12.3%	1,052	1,166	+ 10.8%
Days on Market Until Sale	32	21	- 34.4%	27	28	+ 3.7%
Median Sales Price*	\$395,000	\$420,000	+ 6.3%	\$385,000	\$405,500	+ 5.3%
Average Sales Price*	\$391,500	\$421,223	+ 7.6%	\$390,372	\$409,416	+ 4.9%
Percent of Original List Price Received*	97.4%	99.4%	+ 2.1%	98.3%	99.1%	+ 0.8%
Percent of List Price Received*	99.0%	99.5%	+ 0.5%	99.2%	99.8%	+ 0.6%
Inventory of Homes for Sale	222	102	- 54.1%	--	--	--
Months Supply of Inventory	2.5	1.0	- 60.0%	--	--	--

\* 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

