



Local Market Update for February 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

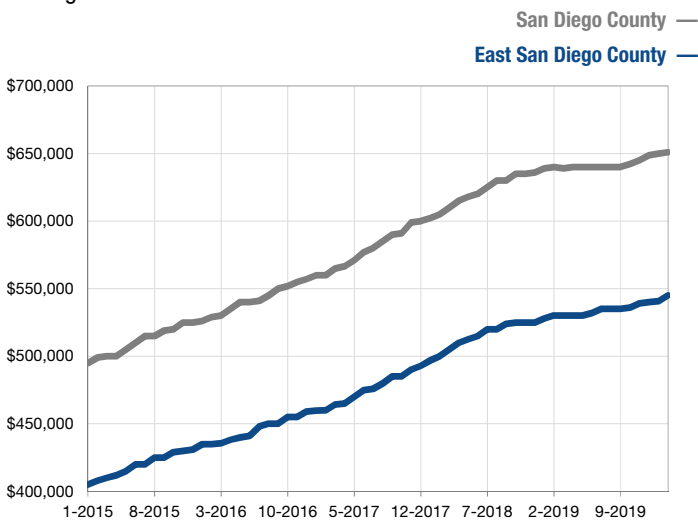
Detached Single-Family	February			Rolling 12 Months		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
Key Metrics						
New Listings	416	433	+ 4.1%	6,702	5,847	- 12.8%
Pending Sales	333	415	+ 24.6%	4,136	4,409	+ 6.6%
Closed Sales	250	260	+ 4.0%	4,089	4,273	+ 4.5%
Days on Market Until Sale	39	36	- 7.7%	31	33	+ 6.5%
Median Sales Price*	\$525,000	\$561,400	+ 6.9%	\$530,000	\$545,000	+ 2.8%
Average Sales Price*	\$543,556	\$580,016	+ 6.7%	\$560,580	\$576,120	+ 2.8%
Percent of Original List Price Received*	96.2%	98.3%	+ 2.2%	97.0%	97.7%	+ 0.7%
Percent of List Price Received*	98.2%	99.1%	+ 0.9%	98.5%	99.0%	+ 0.5%
Inventory of Homes for Sale	861	498	- 42.2%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--

* 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	February			Rolling 12 Months		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
Key Metrics						
New Listings	102	127	+ 24.5%	1,637	1,502	- 8.2%
Pending Sales	88	112	+ 27.3%	1,227	1,197	- 2.4%
Closed Sales	84	77	- 8.3%	1,251	1,159	- 7.4%
Days on Market Until Sale	31	24	- 22.6%	24	25	+ 4.2%
Median Sales Price*	\$321,250	\$340,000	+ 5.8%	\$319,000	\$330,000	+ 3.4%
Average Sales Price*	\$326,960	\$343,600	+ 5.1%	\$322,400	\$336,570	+ 4.4%
Percent of Original List Price Received*	98.0%	98.9%	+ 0.9%	98.3%	98.5%	+ 0.2%
Percent of List Price Received*	99.1%	99.8%	+ 0.7%	99.1%	99.3%	+ 0.2%
Inventory of Homes for Sale	150	101	- 32.7%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--

* 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

