



Local Market Update for February 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

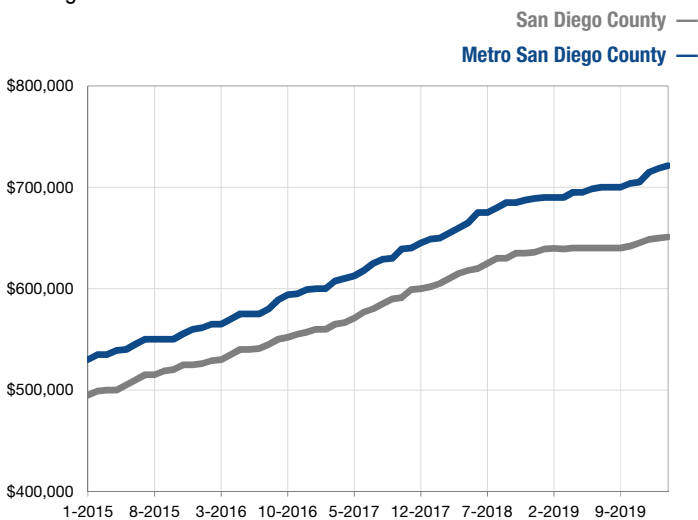
Detached Single-Family	February			Rolling 12 Months		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
Key Metrics						
New Listings	650	567	- 12.8%	8,910	8,188	- 8.1%
Pending Sales	435	499	+ 14.7%	5,478	5,873	+ 7.2%
Closed Sales	379	363	- 4.2%	5,476	5,761	+ 5.2%
Days on Market Until Sale	33	26	- 21.2%	28	29	+ 3.6%
Median Sales Price*	\$681,000	\$752,500	+ 10.5%	\$690,000	\$721,300	+ 4.5%
Average Sales Price*	\$842,906	\$979,524	+ 16.2%	\$932,487	\$944,846	+ 1.3%
Percent of Original List Price Received*	96.7%	98.9%	+ 2.3%	97.3%	97.5%	+ 0.2%
Percent of List Price Received*	97.8%	99.4%	+ 1.6%	98.5%	98.6%	+ 0.1%
Inventory of Homes for Sale	1,085	623	- 42.6%	--	--	--
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	February			Rolling 12 Months		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
Key Metrics						
New Listings	612	592	- 3.3%	7,947	7,782	- 2.1%
Pending Sales	363	482	+ 32.8%	4,802	5,275	+ 9.9%
Closed Sales	304	360	+ 18.4%	4,871	5,100	+ 4.7%
Days on Market Until Sale	40	35	- 12.5%	28	33	+ 17.9%
Median Sales Price*	\$454,500	\$488,750	+ 7.5%	\$452,500	\$460,000	+ 1.7%
Average Sales Price*	\$537,729	\$577,340	+ 7.4%	\$556,525	\$564,981	+ 1.5%
Percent of Original List Price Received*	96.7%	98.0%	+ 1.3%	97.8%	97.7%	- 0.1%
Percent of List Price Received*	98.3%	98.7%	+ 0.4%	98.9%	98.8%	- 0.1%
Inventory of Homes for Sale	1,104	786	- 28.8%	--	--	--
Months Supply of Inventory	2.8	1.8	- 35.7%	--	--	--

* 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

