



# Local Market Update for February 2020

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

## South San Diego County

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

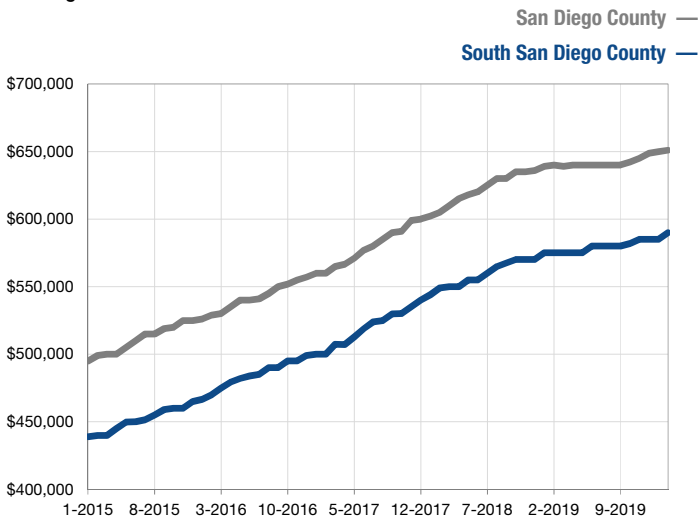
Detached Single-Family	February			Rolling 12 Months		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
<b>Key Metrics</b>						
New Listings	207	<b>193</b>	- 6.8%	3,160	<b>2,596</b>	- 17.8%
Pending Sales	173	<b>199</b>	+ 15.0%	2,040	<b>2,141</b>	+ 5.0%
Closed Sales	121	<b>104</b>	- 14.0%	2,017	<b>2,086</b>	+ 3.4%
Days on Market Until Sale	39	<b>27</b>	- 30.8%	31	<b>30</b>	- 3.2%
Median Sales Price*	\$566,190	<b>\$615,450</b>	+ 8.7%	\$575,000	<b>\$589,900</b>	+ 2.6%
Average Sales Price*	\$592,222	<b>\$629,682</b>	+ 6.3%	\$599,076	<b>\$615,490</b>	+ 2.7%
Percent of Original List Price Received*	97.9%	<b>99.1%</b>	+ 1.2%	97.8%	<b>98.5%</b>	+ 0.7%
Percent of List Price Received*	99.2%	<b>99.8%</b>	+ 0.6%	98.9%	<b>99.4%</b>	+ 0.5%
Inventory of Homes for Sale	371	<b>155</b>	- 58.2%	--	--	--
Months Supply of Inventory	2.2	<b>0.9</b>	- 59.1%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	129	<b>112</b>	- 13.2%	1,628	<b>1,484</b>	- 8.8%
Pending Sales	96	<b>86</b>	- 10.4%	1,072	<b>1,191</b>	+ 11.1%
Closed Sales	64	<b>70</b>	+ 9.4%	1,042	<b>1,189</b>	+ 14.1%
Days on Market Until Sale	38	<b>21</b>	- 44.7%	28	<b>27</b>	- 3.6%
Median Sales Price*	\$385,000	<b>\$423,500</b>	+ 10.0%	\$385,700	<b>\$410,000</b>	+ 6.3%
Average Sales Price*	\$390,870	<b>\$429,670</b>	+ 9.9%	\$392,388	<b>\$411,398</b>	+ 4.8%
Percent of Original List Price Received*	98.5%	<b>99.6%</b>	+ 1.1%	98.2%	<b>99.2%</b>	+ 1.0%
Percent of List Price Received*	99.9%	<b>100.2%</b>	+ 0.3%	99.2%	<b>99.8%</b>	+ 0.6%
Inventory of Homes for Sale	211	<b>119</b>	- 43.6%	--	--	--
Months Supply of Inventory	2.4	<b>1.2</b>	- 50.0%	--	--	--

\* 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

