



Local Market Update for March 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

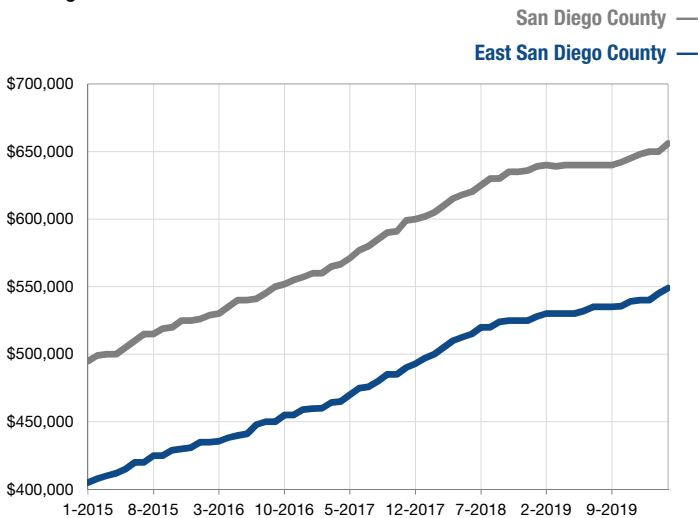
Detached Single-Family	March			Rolling 12 Months		
	2019	2020	Percent Change	Thru 3-2019	Thru 3-2020	Percent Change
Key Metrics						
New Listings	539	429	- 20.4%	6,682	5,747	- 14.0%
Pending Sales	362	369	+ 1.9%	4,092	4,374	+ 6.9%
Closed Sales	352	364	+ 3.4%	4,102	4,300	+ 4.8%
Days on Market Until Sale	36	25	- 30.6%	32	32	0.0%
Median Sales Price*	\$535,000	\$565,000	+ 5.6%	\$530,000	\$549,000	+ 3.6%
Average Sales Price*	\$562,110	\$601,224	+ 7.0%	\$561,050	\$579,591	+ 3.3%
Percent of Original List Price Received*	97.6%	99.5%	+ 1.9%	97.0%	97.9%	+ 0.9%
Percent of List Price Received*	98.9%	99.9%	+ 1.0%	98.5%	99.0%	+ 0.5%
Inventory of Homes for Sale	861	512	- 40.5%	--	--	--
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	March			Rolling 12 Months		
	2019	2020	Percent Change	Thru 3-2019	Thru 3-2020	Percent Change
Key Metrics						
New Listings	118	128	+ 8.5%	1,604	1,516	- 5.5%
Pending Sales	105	106	+ 1.0%	1,224	1,187	- 3.0%
Closed Sales	92	99	+ 7.6%	1,228	1,174	- 4.4%
Days on Market Until Sale	34	20	- 41.2%	25	24	- 4.0%
Median Sales Price*	\$307,500	\$329,999	+ 7.3%	\$319,900	\$331,000	+ 3.5%
Average Sales Price*	\$326,037	\$325,353	- 0.2%	\$323,479	\$336,595	+ 4.1%
Percent of Original List Price Received*	97.8%	99.9%	+ 2.1%	98.2%	98.7%	+ 0.5%
Percent of List Price Received*	98.8%	99.9%	+ 1.1%	99.1%	99.4%	+ 0.3%
Inventory of Homes for Sale	142	119	- 16.2%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--

* 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

