



# Local Market Update for April 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

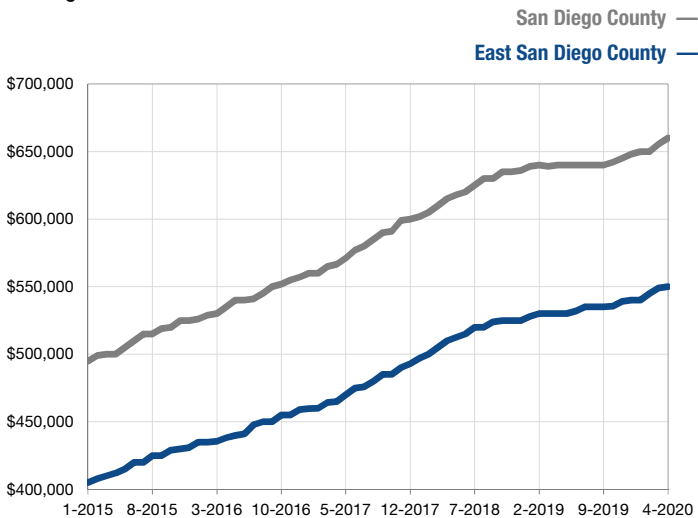
Detached Single-Family	April			Rolling 12 Months		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
<b>Key Metrics</b>						
New Listings	579	<b>349</b>	- 39.7%	6,652	<b>5,529</b>	- 16.9%
Pending Sales	397	<b>276</b>	- 30.5%	4,073	<b>4,220</b>	+ 3.6%
Closed Sales	375	<b>301</b>	- 19.7%	4,105	<b>4,244</b>	+ 3.4%
Days on Market Until Sale	36	<b>24</b>	- 33.3%	32	<b>31</b>	- 3.1%
Median Sales Price*	\$535,000	<b>\$580,000</b>	+ 8.4%	\$530,000	<b>\$550,000</b>	+ 3.8%
Average Sales Price*	\$569,788	<b>\$600,324</b>	+ 5.4%	\$562,296	<b>\$581,810</b>	+ 3.5%
Percent of Original List Price Received*	97.5%	<b>99.4%</b>	+ 1.9%	97.0%	<b>98.0%</b>	+ 1.0%
Percent of List Price Received*	98.9%	<b>99.7%</b>	+ 0.8%	98.5%	<b>99.1%</b>	+ 0.6%
Inventory of Homes for Sale	887	<b>510</b>	- 42.5%	--	--	--
Months Supply of Inventory	2.6	<b>1.5</b>	- 42.3%	--	--	--

\* 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.

Attached Single-Family	April			Rolling 12 Months		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
<b>Key Metrics</b>						
New Listings	117	<b>115</b>	- 1.7%	1,570	<b>1,516</b>	- 3.4%
Pending Sales	112	<b>69</b>	- 38.4%	1,207	<b>1,137</b>	- 5.8%
Closed Sales	117	<b>90</b>	- 23.1%	1,223	<b>1,153</b>	- 5.7%
Days on Market Until Sale	27	<b>19</b>	- 29.6%	25	<b>23</b>	- 8.0%
Median Sales Price*	\$324,900	<b>\$343,750</b>	+ 5.8%	\$320,000	<b>\$334,000</b>	+ 4.4%
Average Sales Price*	\$315,600	<b>\$350,163</b>	+ 11.0%	\$324,463	<b>\$339,831</b>	+ 4.7%
Percent of Original List Price Received*	98.8%	<b>99.5%</b>	+ 0.7%	98.2%	<b>98.8%</b>	+ 0.6%
Percent of List Price Received*	99.3%	<b>100.1%</b>	+ 0.8%	99.1%	<b>99.5%</b>	+ 0.4%
Inventory of Homes for Sale	129	<b>138</b>	+ 7.0%	--	--	--
Months Supply of Inventory	1.3	<b>1.5</b>	+ 15.4%	--	--	--

\* 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

