

Local Market Update for April 2020

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

North San Diego County
Association of REALTORS®



HOMEDEX

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

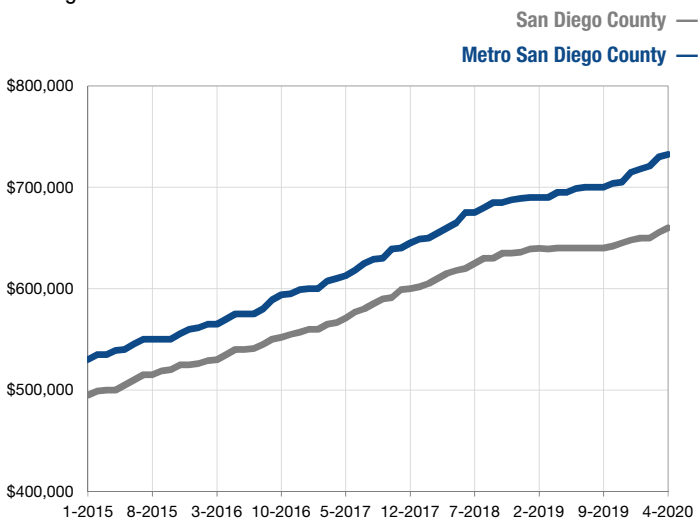
Detached Single-Family	April			Rolling 12 Months		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
Key Metrics						
New Listings	824	477	- 42.1%	9,045	7,725	- 14.6%
Pending Sales	534	328	- 38.6%	5,579	5,409	- 3.0%
Closed Sales	566	339	- 40.1%	5,545	5,540	- 0.1%
Days on Market Until Sale	29	18	- 37.9%	29	27	- 6.9%
Median Sales Price*	\$717,000	\$742,700	+ 3.6%	\$695,000	\$732,500	+ 5.4%
Average Sales Price*	\$918,462	\$991,710	+ 8.0%	\$926,729	\$964,174	+ 4.0%
Percent of Original List Price Received*	97.3%	99.2%	+ 2.0%	97.1%	97.8%	+ 0.7%
Percent of List Price Received*	98.3%	99.4%	+ 1.1%	98.3%	98.8%	+ 0.5%
Inventory of Homes for Sale	1,108	710	- 35.9%	--	--	--
Months Supply of Inventory	2.4	1.6	- 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.

Attached Single-Family	April			Rolling 12 Months		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
Key Metrics						
New Listings	690	488	- 29.3%	7,940	7,515	- 5.4%
Pending Sales	491	243	- 50.5%	4,818	4,803	- 0.3%
Closed Sales	434	283	- 34.8%	4,789	4,973	+ 3.8%
Days on Market Until Sale	31	24	- 22.6%	30	32	+ 6.7%
Median Sales Price*	\$460,000	\$471,000	+ 2.4%	\$452,000	\$465,000	+ 2.9%
Average Sales Price*	\$526,939	\$551,170	+ 4.6%	\$554,216	\$571,082	+ 3.0%
Percent of Original List Price Received*	97.9%	98.8%	+ 0.9%	97.6%	97.9%	+ 0.3%
Percent of List Price Received*	98.8%	99.3%	+ 0.5%	98.8%	98.8%	0.0%
Inventory of Homes for Sale	1,061	925	- 12.8%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--

* 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

