



Local Market Update for April 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

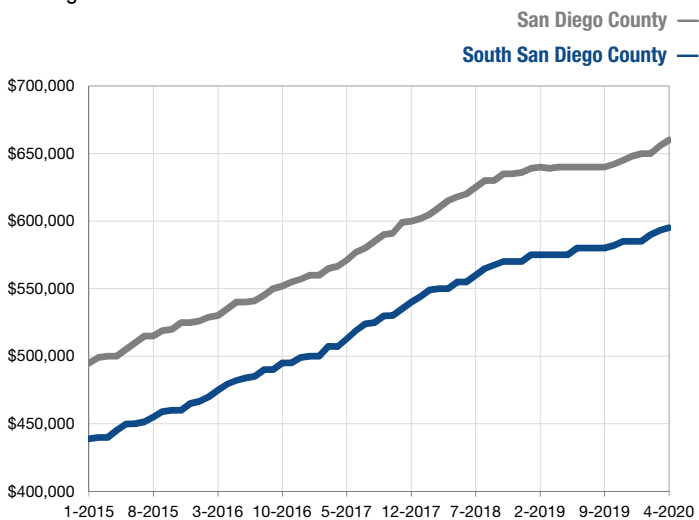
Detached Single-Family	April			Rolling 12 Months		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
Key Metrics						
New Listings	263	144	- 45.2%	3,103	2,450	- 21.0%
Pending Sales	222	123	- 44.6%	2,068	1,982	- 4.2%
Closed Sales	188	151	- 19.7%	2,027	2,041	+ 0.7%
Days on Market Until Sale	34	17	- 50.0%	32	27	- 15.6%
Median Sales Price*	\$583,000	\$605,000	+ 3.8%	\$575,000	\$595,000	+ 3.5%
Average Sales Price*	\$614,886	\$655,832	+ 6.7%	\$602,309	\$621,557	+ 3.2%
Percent of Original List Price Received*	97.3%	99.9%	+ 2.7%	97.7%	98.9%	+ 1.2%
Percent of List Price Received*	98.6%	99.7%	+ 1.1%	98.9%	99.5%	+ 0.6%
Inventory of Homes for Sale	338	189	- 44.1%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--

* 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	April			Rolling 12 Months		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
Key Metrics						
New Listings	139	88	- 36.7%	1,631	1,401	- 14.1%
Pending Sales	106	80	- 24.5%	1,100	1,111	+ 1.0%
Closed Sales	128	70	- 45.3%	1,094	1,117	+ 2.1%
Days on Market Until Sale	31	24	- 22.6%	29	26	- 10.3%
Median Sales Price*	\$385,000	\$404,000	+ 4.9%	\$390,000	\$412,443	+ 5.8%
Average Sales Price*	\$391,801	\$416,081	+ 6.2%	\$395,151	\$414,127	+ 4.8%
Percent of Original List Price Received*	98.4%	99.8%	+ 1.4%	98.2%	99.5%	+ 1.3%
Percent of List Price Received*	99.0%	100.1%	+ 1.1%	99.2%	99.9%	+ 0.7%
Inventory of Homes for Sale	170	115	- 32.4%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

