



# Local Market Update for May 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

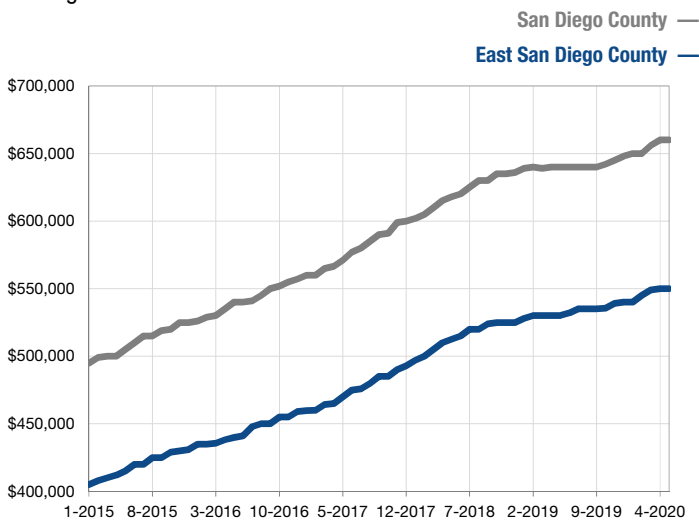
Detached Single-Family	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
<b>Key Metrics</b>						
New Listings	628	<b>444</b>	- 29.3%	6,653	<b>5,367</b>	- 19.3%
Pending Sales	398	<b>395</b>	- 0.8%	4,019	<b>4,195</b>	+ 4.4%
Closed Sales	380	<b>265</b>	- 30.3%	4,048	<b>4,141</b>	+ 2.3%
Days on Market Until Sale	35	<b>27</b>	- 22.9%	33	<b>30</b>	- 9.1%
Median Sales Price*	\$541,000	<b>\$570,000</b>	+ 5.4%	\$530,000	<b>\$550,000</b>	+ 3.8%
Average Sales Price*	\$561,728	<b>\$582,916</b>	+ 3.8%	\$562,134	<b>\$583,802</b>	+ 3.9%
Percent of Original List Price Received*	97.7%	<b>98.3%</b>	+ 0.6%	96.9%	<b>98.1%</b>	+ 1.2%
Percent of List Price Received*	98.9%	<b>99.1%</b>	+ 0.2%	98.5%	<b>99.1%</b>	+ 0.6%
Inventory of Homes for Sale	938	<b>508</b>	- 45.8%	--	--	--
Months Supply of Inventory	2.8	<b>1.5</b>	- 46.4%	--	--	--

\* 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.

Attached Single-Family	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
<b>Key Metrics</b>						
New Listings	140	<b>128</b>	- 8.6%	1,560	<b>1,503</b>	- 3.7%
Pending Sales	100	<b>111</b>	+ 11.0%	1,159	<b>1,145</b>	- 1.2%
Closed Sales	113	<b>65</b>	- 42.5%	1,200	<b>1,108</b>	- 7.7%
Days on Market Until Sale	25	<b>20</b>	- 20.0%	25	<b>23</b>	- 8.0%
Median Sales Price*	\$332,000	<b>\$345,000</b>	+ 3.9%	\$320,000	<b>\$335,000</b>	+ 4.7%
Average Sales Price*	\$331,855	<b>\$354,098</b>	+ 6.7%	\$325,571	<b>\$341,436</b>	+ 4.9%
Percent of Original List Price Received*	98.6%	<b>99.0%</b>	+ 0.4%	98.2%	<b>98.8%</b>	+ 0.6%
Percent of List Price Received*	99.1%	<b>99.9%</b>	+ 0.8%	99.1%	<b>99.6%</b>	+ 0.5%
Inventory of Homes for Sale	155	<b>120</b>	- 22.6%	--	--	--
Months Supply of Inventory	1.6	<b>1.3</b>	- 18.8%	--	--	--

\* 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

