



# Local Market Update for May 2020

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

## 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

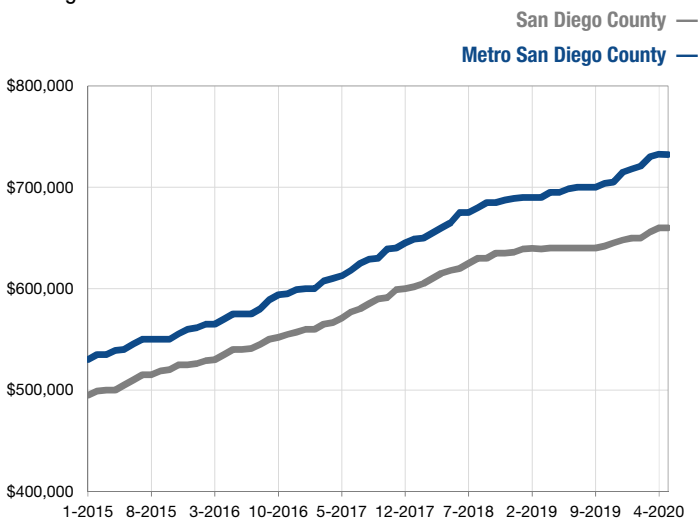
Detached Single-Family	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
<b>Key Metrics</b>						
New Listings	886	<b>635</b>	- 28.3%	9,070	<b>7,491</b>	- 17.4%
Pending Sales	555	<b>489</b>	- 11.9%	5,569	<b>5,313</b>	- 4.6%
Closed Sales	559	<b>308</b>	- 44.9%	5,563	<b>5,308</b>	- 4.6%
Days on Market Until Sale	27	<b>20</b>	- 25.9%	29	<b>27</b>	- 6.9%
Median Sales Price*	\$735,000	<b>\$725,000</b>	- 1.4%	\$695,000	<b>\$732,250</b>	+ 5.4%
Average Sales Price*	\$974,029	<b>\$890,842</b>	- 8.5%	\$929,427	<b>\$959,131</b>	+ 3.2%
Percent of Original List Price Received*	97.9%	<b>97.9%</b>	0.0%	97.1%	<b>97.8%</b>	+ 0.7%
Percent of List Price Received*	98.7%	<b>98.6%</b>	- 0.1%	98.3%	<b>98.8%</b>	+ 0.5%
Inventory of Homes for Sale	1,193	<b>722</b>	- 39.5%	--	--	--
Months Supply of Inventory	2.6	<b>1.6</b>	- 38.5%	--	--	--

\* 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.

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	786	<b>659</b>	- 16.2%	7,979	<b>7,392</b>	- 7.4%
Pending Sales	484	<b>438</b>	- 9.5%	4,802	<b>4,740</b>	- 1.3%
Closed Sales	512	<b>227</b>	- 55.7%	4,815	<b>4,702</b>	- 2.3%
Days on Market Until Sale	29	<b>22</b>	- 24.1%	31	<b>32</b>	+ 3.2%
Median Sales Price*	\$468,000	<b>\$469,500</b>	+ 0.3%	\$455,000	<b>\$465,000</b>	+ 2.2%
Average Sales Price*	\$575,720	<b>\$522,976</b>	- 9.2%	\$556,051	<b>\$567,862</b>	+ 2.1%
Percent of Original List Price Received*	97.9%	<b>98.5%</b>	+ 0.6%	97.5%	<b>97.9%</b>	+ 0.4%
Percent of List Price Received*	98.9%	<b>99.1%</b>	+ 0.2%	98.7%	<b>98.8%</b>	+ 0.1%
Inventory of Homes for Sale	1,123	<b>956</b>	- 14.9%	--	--	--
Months Supply of Inventory	2.8	<b>2.4</b>	- 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

