



Local Market Update for May 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

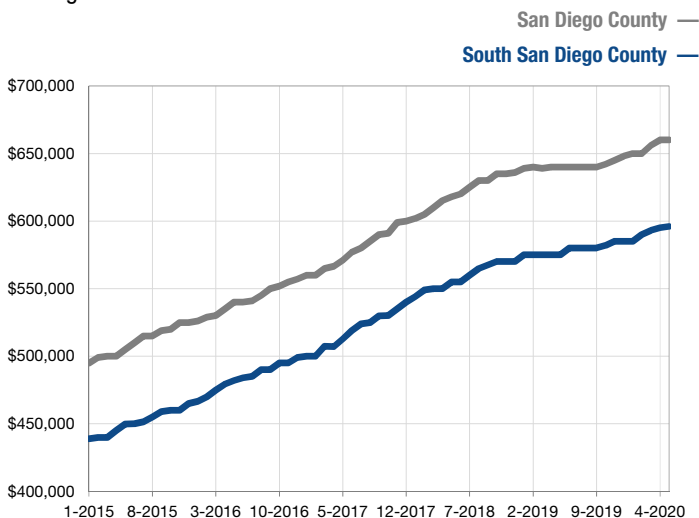
Detached Single-Family	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Key Metrics						
New Listings	273	187	- 31.5%	3,106	2,365	- 23.9%
Pending Sales	214	163	- 23.8%	2,065	1,919	- 7.1%
Closed Sales	222	108	- 51.4%	2,043	1,937	- 5.2%
Days on Market Until Sale	24	18	- 25.0%	32	27	- 15.6%
Median Sales Price*	\$579,950	\$591,500	+ 2.0%	\$575,000	\$596,000	+ 3.7%
Average Sales Price*	\$602,558	\$625,965	+ 3.9%	\$603,481	\$624,129	+ 3.4%
Percent of Original List Price Received*	98.5%	99.6%	+ 1.1%	97.7%	99.0%	+ 1.3%
Percent of List Price Received*	99.3%	99.9%	+ 0.6%	98.9%	99.6%	+ 0.7%
Inventory of Homes for Sale	330	178	- 46.1%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--

* 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
Key Metrics						
New Listings	152	131	- 13.8%	1,639	1,382	- 15.7%
Pending Sales	117	103	- 12.0%	1,102	1,090	- 1.1%
Closed Sales	112	77	- 31.3%	1,077	1,082	+ 0.5%
Days on Market Until Sale	28	18	- 35.7%	30	25	- 16.7%
Median Sales Price*	\$400,000	\$440,000	+ 10.0%	\$390,000	\$415,000	+ 6.4%
Average Sales Price*	\$399,875	\$434,653	+ 8.7%	\$394,584	\$417,063	+ 5.7%
Percent of Original List Price Received*	99.4%	100.1%	+ 0.7%	98.2%	99.5%	+ 1.3%
Percent of List Price Received*	99.9%	100.0%	+ 0.1%	99.3%	100.0%	+ 0.7%
Inventory of Homes for Sale	167	118	- 29.3%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

* 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

