



Local Market Update for June 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

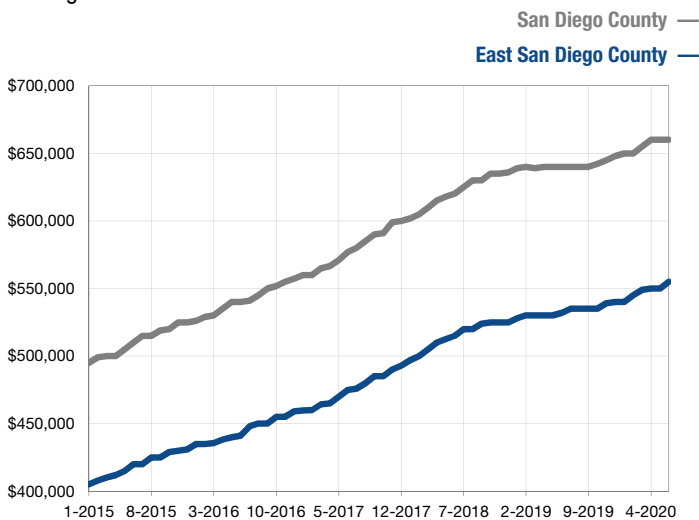
Detached Single-Family	June			Rolling 12 Months		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	552	436	- 21.0%	6,580	5,272	- 19.9%
Pending Sales	376	461	+ 22.6%	4,017	4,251	+ 5.8%
Closed Sales	358	349	- 2.5%	3,974	4,140	+ 4.2%
Days on Market Until Sale	25	27	+ 8.0%	33	31	- 6.1%
Median Sales Price*	\$535,000	\$595,000	+ 11.2%	\$532,000	\$555,000	+ 4.3%
Average Sales Price*	\$570,987	\$617,582	+ 8.2%	\$563,809	\$587,892	+ 4.3%
Percent of Original List Price Received*	98.5%	98.9%	+ 0.4%	97.0%	98.1%	+ 1.1%
Percent of List Price Received*	99.2%	99.4%	+ 0.2%	98.5%	99.1%	+ 0.6%
Inventory of Homes for Sale	967	422	- 56.4%	--	--	--
Months Supply of Inventory	2.9	1.2	- 58.6%	--	--	--

* 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	June			Rolling 12 Months		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	142	124	- 12.7%	1,554	1,485	- 4.4%
Pending Sales	112	131	+ 17.0%	1,155	1,161	+ 0.5%
Closed Sales	96	92	- 4.2%	1,155	1,111	- 3.8%
Days on Market Until Sale	26	21	- 19.2%	25	22	- 12.0%
Median Sales Price*	\$335,000	\$360,500	+ 7.6%	\$322,250	\$338,000	+ 4.9%
Average Sales Price*	\$347,365	\$362,782	+ 4.4%	\$327,977	\$342,711	+ 4.5%
Percent of Original List Price Received*	98.5%	99.6%	+ 1.1%	98.1%	98.9%	+ 0.8%
Percent of List Price Received*	99.7%	100.4%	+ 0.7%	99.1%	99.6%	+ 0.5%
Inventory of Homes for Sale	154	83	- 46.1%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--

* 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

