

Local Market Update for June 2020

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

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

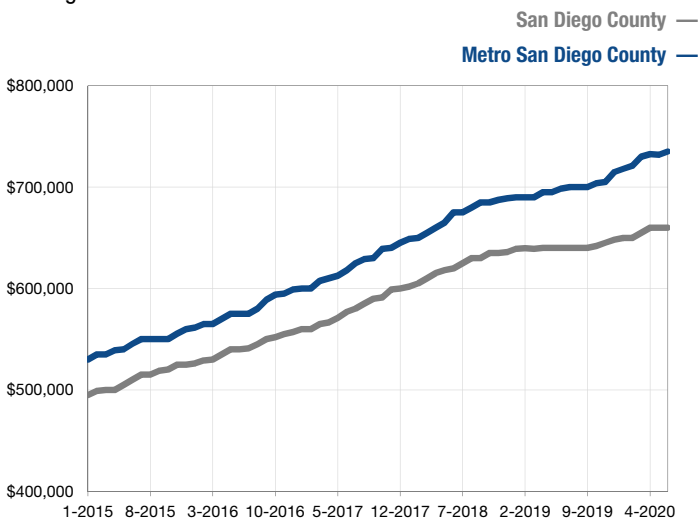
Detached Single-Family	June			Rolling 12 Months		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	790	609	- 22.9%	8,993	7,344	- 18.3%
Pending Sales	512	554	+ 8.2%	5,581	5,337	- 4.4%
Closed Sales	518	463	- 10.6%	5,545	5,261	- 5.1%
Days on Market Until Sale	27	25	- 7.4%	29	27	- 6.9%
Median Sales Price*	\$726,500	\$745,000	+ 2.5%	\$698,625	\$735,000	+ 5.2%
Average Sales Price*	\$951,322	\$996,450	+ 4.7%	\$922,910	\$962,686	+ 4.3%
Percent of Original List Price Received*	97.7%	98.3%	+ 0.6%	97.0%	97.9%	+ 0.9%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	98.3%	98.8%	+ 0.5%
Inventory of Homes for Sale	1,215	670	- 44.9%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--

* 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.

Attached Single-Family	June			Rolling 12 Months		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	726	685	- 5.6%	7,910	7,370	- 6.8%
Pending Sales	442	572	+ 29.4%	4,766	4,846	+ 1.7%
Closed Sales	456	428	- 6.1%	4,742	4,688	- 1.1%
Days on Market Until Sale	34	29	- 14.7%	32	31	- 3.1%
Median Sales Price*	\$475,000	\$472,250	- 0.6%	\$456,000	\$465,000	+ 2.0%
Average Sales Price*	\$578,526	\$579,583	+ 0.2%	\$554,940	\$567,501	+ 2.3%
Percent of Original List Price Received*	97.7%	98.1%	+ 0.4%	97.4%	97.9%	+ 0.5%
Percent of List Price Received*	98.7%	99.0%	+ 0.3%	98.7%	98.9%	+ 0.2%
Inventory of Homes for Sale	1,197	914	- 23.6%	--	--	--
Months Supply of Inventory	3.0	2.3	- 23.3%	--	--	--

* 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

