



Local Market Update for July 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

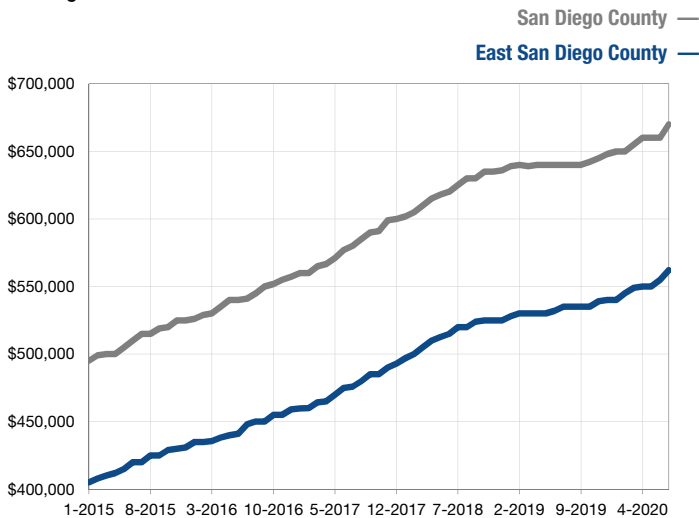
Detached Single-Family	July			Rolling 12 Months		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	559	487	- 12.9%	6,574	5,220	- 20.6%
Pending Sales	420	482	+ 14.8%	4,104	4,284	+ 4.4%
Closed Sales	438	415	- 5.3%	4,009	4,140	+ 3.3%
Days on Market Until Sale	33	28	- 15.2%	33	30	- 9.1%
Median Sales Price*	\$550,000	\$603,250	+ 9.7%	\$535,000	\$562,000	+ 5.0%
Average Sales Price*	\$578,782	\$614,231	+ 6.1%	\$565,661	\$591,298	+ 4.5%
Percent of Original List Price Received*	98.2%	99.6%	+ 1.4%	97.1%	98.3%	+ 1.2%
Percent of List Price Received*	99.3%	100.0%	+ 0.7%	98.6%	99.2%	+ 0.6%
Inventory of Homes for Sale	926	385	- 58.4%	--	--	--
Months Supply of Inventory	2.7	1.1	- 59.3%	--	--	--

* 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	July			Rolling 12 Months		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	140	160	+ 14.3%	1,527	1,512	- 1.0%
Pending Sales	120	147	+ 22.5%	1,165	1,182	+ 1.5%
Closed Sales	118	119	+ 0.8%	1,169	1,122	- 4.0%
Days on Market Until Sale	24	19	- 20.8%	25	22	- 12.0%
Median Sales Price*	\$333,625	\$374,500	+ 12.3%	\$325,000	\$340,000	+ 4.6%
Average Sales Price*	\$350,264	\$376,681	+ 7.5%	\$331,246	\$345,768	+ 4.4%
Percent of Original List Price Received*	98.7%	100.3%	+ 1.6%	98.2%	99.1%	+ 0.9%
Percent of List Price Received*	99.5%	100.7%	+ 1.2%	99.1%	99.8%	+ 0.7%
Inventory of Homes for Sale	144	83	- 42.4%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--

* 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

