



Local Market Update for July 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

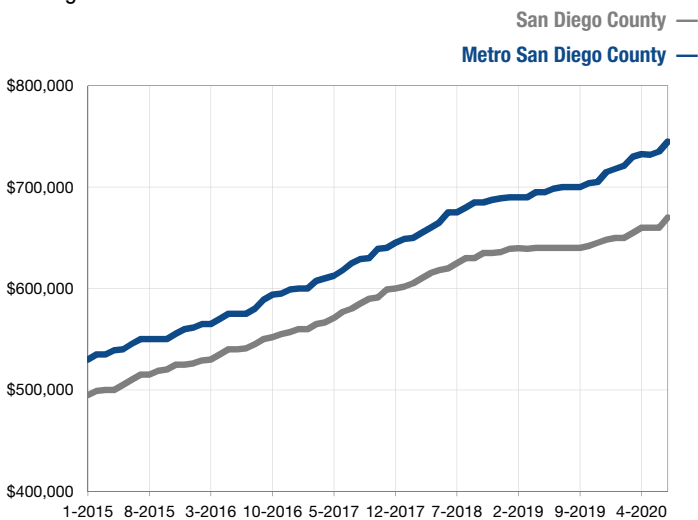
Detached Single-Family	July			Rolling 12 Months		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	749	747	- 0.3%	8,869	7,377	- 16.8%
Pending Sales	532	647	+ 21.6%	5,603	5,427	- 3.1%
Closed Sales	553	519	- 6.1%	5,564	5,249	- 5.7%
Days on Market Until Sale	26	27	+ 3.8%	30	27	- 10.0%
Median Sales Price*	\$699,500	\$799,000	+ 14.2%	\$700,000	\$745,000	+ 6.4%
Average Sales Price*	\$901,736	\$1,111,102	+ 23.2%	\$921,200	\$983,538	+ 6.8%
Percent of Original List Price Received*	97.6%	99.2%	+ 1.6%	97.0%	98.1%	+ 1.1%
Percent of List Price Received*	98.7%	99.6%	+ 0.9%	98.3%	98.9%	+ 0.6%
Inventory of Homes for Sale	1,174	689	- 41.3%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--

* 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	754	903	+ 19.8%	7,927	7,540	- 4.9%
Pending Sales	470	591	+ 25.7%	4,796	4,955	+ 3.3%
Closed Sales	478	534	+ 11.7%	4,740	4,762	+ 0.5%
Days on Market Until Sale	29	29	0.0%	32	31	- 3.1%
Median Sales Price*	\$450,000	\$490,000	+ 8.9%	\$456,000	\$470,000	+ 3.1%
Average Sales Price*	\$528,410	\$587,289	+ 11.1%	\$551,176	\$573,365	+ 4.0%
Percent of Original List Price Received*	98.0%	98.5%	+ 0.5%	97.4%	98.0%	+ 0.6%
Percent of List Price Received*	98.8%	99.3%	+ 0.5%	98.6%	98.9%	+ 0.3%
Inventory of Homes for Sale	1,223	1,017	- 16.8%	--	--	--
Months Supply of Inventory	3.1	2.5	- 19.4%	--	--	--

* 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

