



Local Market Update for July 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

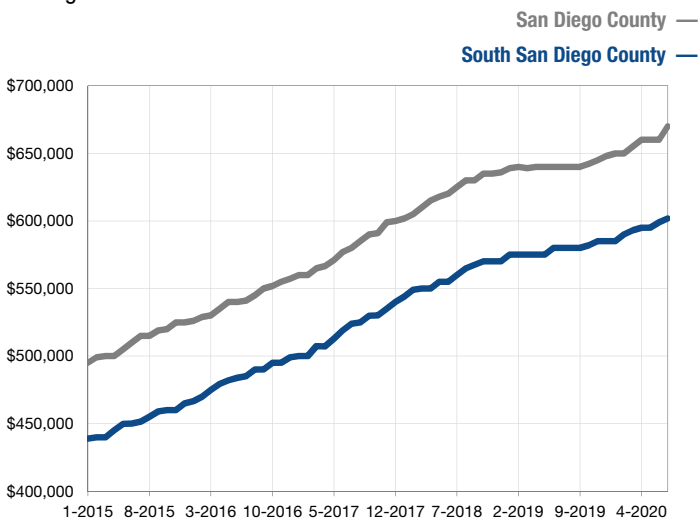
Detached Single-Family	July			Rolling 12 Months		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	229	240	+ 4.8%	2,987	2,368	- 20.7%
Pending Sales	182	222	+ 22.0%	2,078	1,964	- 5.5%
Closed Sales	186	191	+ 2.7%	2,032	1,894	- 6.8%
Days on Market Until Sale	28	22	- 21.4%	33	25	- 24.2%
Median Sales Price*	\$605,286	\$641,000	+ 5.9%	\$580,000	\$601,844	+ 3.8%
Average Sales Price*	\$615,039	\$683,144	+ 11.1%	\$607,212	\$631,657	+ 4.0%
Percent of Original List Price Received*	99.4%	100.3%	+ 0.9%	97.7%	99.1%	+ 1.4%
Percent of List Price Received*	99.9%	100.3%	+ 0.4%	98.9%	99.7%	+ 0.8%
Inventory of Homes for Sale	304	158	- 48.0%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--

* 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.

Attached Single-Family	July			Rolling 12 Months		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	129	137	+ 6.2%	1,639	1,365	- 16.7%
Pending Sales	105	128	+ 21.9%	1,129	1,122	- 0.6%
Closed Sales	123	110	- 10.6%	1,094	1,085	- 0.8%
Days on Market Until Sale	25	21	- 16.0%	31	24	- 22.6%
Median Sales Price*	\$415,000	\$425,000	+ 2.4%	\$395,000	\$420,000	+ 6.3%
Average Sales Price*	\$414,777	\$441,778	+ 6.5%	\$398,758	\$423,492	+ 6.2%
Percent of Original List Price Received*	99.3%	100.2%	+ 0.9%	98.3%	99.6%	+ 1.3%
Percent of List Price Received*	100.0%	100.2%	+ 0.2%	99.4%	100.0%	+ 0.6%
Inventory of Homes for Sale	173	88	- 49.1%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

