



# Local Market Update for August 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

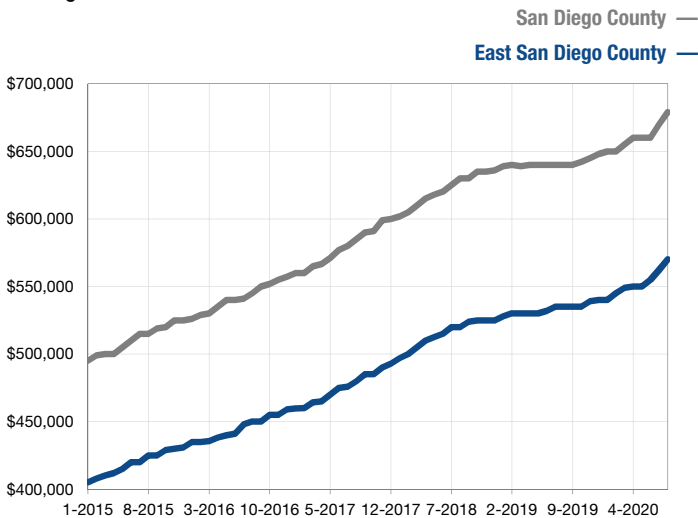
Detached Single-Family	August			Rolling 12 Months		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
<b>Key Metrics</b>						
New Listings	557	<b>521</b>	- 6.5%	6,425	<b>5,209</b>	- 18.9%
Pending Sales	432	<b>517</b>	+ 19.7%	4,178	<b>4,317</b>	+ 3.3%
Closed Sales	396	<b>383</b>	- 3.3%	4,058	<b>4,143</b>	+ 2.1%
Days on Market Until Sale	33	<b>21</b>	- 36.4%	34	<b>29</b>	- 14.7%
Median Sales Price*	\$542,850	<b>\$615,000</b>	+ 13.3%	\$535,000	<b>\$570,000</b>	+ 6.5%
Average Sales Price*	\$587,659	<b>\$634,330</b>	+ 7.9%	\$568,930	<b>\$595,833</b>	+ 4.7%
Percent of Original List Price Received*	97.4%	<b>100.4%</b>	+ 3.1%	97.1%	<b>98.6%</b>	+ 1.5%
Percent of List Price Received*	98.9%	<b>100.6%</b>	+ 1.7%	98.6%	<b>99.4%</b>	+ 0.8%
Inventory of Homes for Sale	861	<b>390</b>	- 54.7%	--	--	--
Months Supply of Inventory	2.5	<b>1.1</b>	- 56.0%	--	--	--

\* 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	August			Rolling 12 Months		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
<b>Key Metrics</b>						
New Listings	168	<b>150</b>	- 10.7%	1,548	<b>1,498</b>	- 3.2%
Pending Sales	99	<b>142</b>	+ 43.4%	1,172	<b>1,210</b>	+ 3.2%
Closed Sales	108	<b>112</b>	+ 3.7%	1,157	<b>1,142</b>	- 1.3%
Days on Market Until Sale	20	<b>14</b>	- 30.0%	26	<b>21</b>	- 19.2%
Median Sales Price*	\$332,000	<b>\$360,000</b>	+ 8.4%	\$325,000	<b>\$343,250</b>	+ 5.6%
Average Sales Price*	\$335,443	<b>\$360,561</b>	+ 7.5%	\$331,223	<b>\$347,754</b>	+ 5.0%
Percent of Original List Price Received*	99.0%	<b>100.6%</b>	+ 1.6%	98.3%	<b>99.2%</b>	+ 0.9%
Percent of List Price Received*	99.6%	<b>100.9%</b>	+ 1.3%	99.2%	<b>99.9%</b>	+ 0.7%
Inventory of Homes for Sale	177	<b>91</b>	- 48.6%	--	--	--
Months Supply of Inventory	1.8	<b>0.9</b>	- 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

