

# Local Market Update for August 2020

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

North San Diego County  
Association of REALTORS®



**HOMEDEX**

## 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

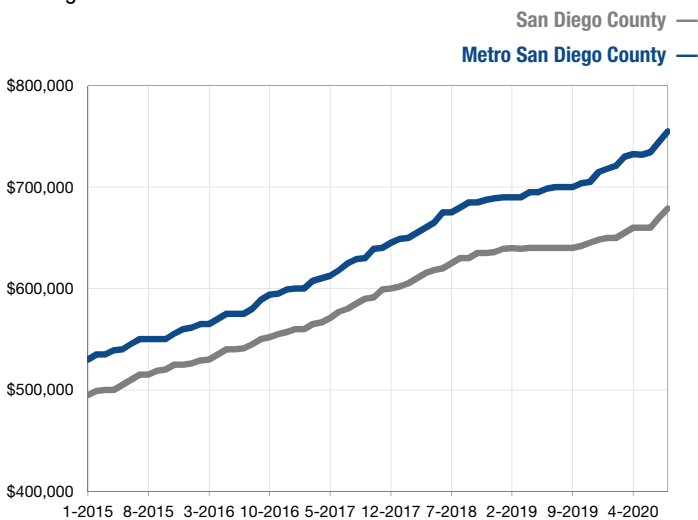
Detached Single-Family	August			Rolling 12 Months		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
<b>Key Metrics</b>						
New Listings	747	<b>658</b>	- 11.9%	8,800	<b>7,326</b>	- 16.8%
Pending Sales	510	<b>660</b>	+ 29.4%	5,655	<b>5,536</b>	- 2.1%
Closed Sales	546	<b>560</b>	+ 2.6%	5,572	<b>5,289</b>	- 5.1%
Days on Market Until Sale	31	<b>22</b>	- 29.0%	30	<b>26</b>	- 13.3%
Median Sales Price*	\$723,150	<b>\$820,000</b>	+ 13.4%	\$700,000	<b>\$755,000</b>	+ 7.9%
Average Sales Price*	\$987,019	<b>\$1,086,572</b>	+ 10.1%	\$930,117	<b>\$994,242</b>	+ 6.9%
Percent of Original List Price Received*	97.5%	<b>99.6%</b>	+ 2.2%	97.0%	<b>98.3%</b>	+ 1.3%
Percent of List Price Received*	98.6%	<b>99.7%</b>	+ 1.1%	98.3%	<b>99.0%</b>	+ 0.7%
Inventory of Homes for Sale	1,141	<b>638</b>	- 44.1%	--	--	--
Months Supply of Inventory	2.4	<b>1.4</b>	- 41.7%	--	--	--

\* 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.

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	787	<b>791</b>	+ 0.5%	7,927	<b>7,574</b>	- 4.5%
Pending Sales	463	<b>611</b>	+ 32.0%	4,803	<b>5,067</b>	+ 5.5%
Closed Sales	488	<b>515</b>	+ 5.5%	4,753	<b>4,822</b>	+ 1.5%
Days on Market Until Sale	33	<b>27</b>	- 18.2%	33	<b>31</b>	- 6.1%
Median Sales Price*	\$479,000	<b>\$506,000</b>	+ 5.6%	\$460,000	<b>\$471,150</b>	+ 2.4%
Average Sales Price*	\$598,193	<b>\$617,499</b>	+ 3.2%	\$554,633	<b>\$575,095</b>	+ 3.7%
Percent of Original List Price Received*	97.9%	<b>98.7%</b>	+ 0.8%	97.4%	<b>98.1%</b>	+ 0.7%
Percent of List Price Received*	98.9%	<b>99.5%</b>	+ 0.6%	98.6%	<b>99.0%</b>	+ 0.4%
Inventory of Homes for Sale	1,256	<b>1,050</b>	- 16.4%	--	--	--
Months Supply of Inventory	3.1	<b>2.5</b>	- 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

