



Local Market Update for August 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

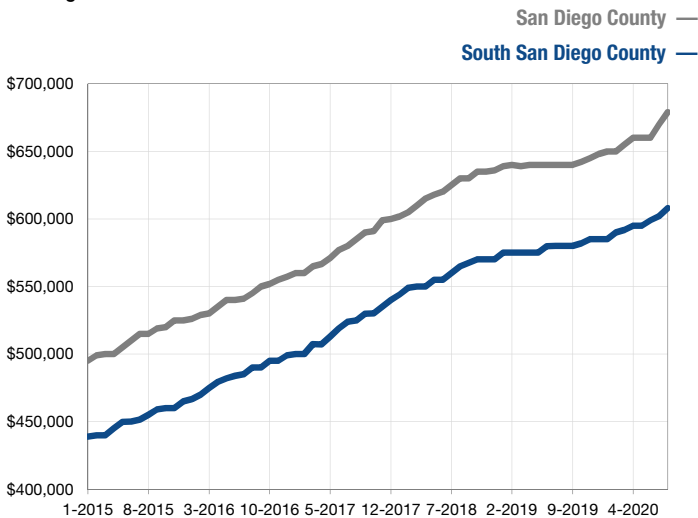
Detached Single-Family	August			Rolling 12 Months		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	262	210	- 19.8%	2,910	2,324	- 20.1%
Pending Sales	200	215	+ 7.5%	2,075	1,969	- 5.1%
Closed Sales	186	172	- 7.5%	2,032	1,896	- 6.7%
Days on Market Until Sale	31	15	- 51.6%	34	24	- 29.4%
Median Sales Price*	\$583,500	\$647,500	+ 11.0%	\$580,000	\$608,000	+ 4.8%
Average Sales Price*	\$611,561	\$671,132	+ 9.7%	\$606,648	\$637,607	+ 5.1%
Percent of Original List Price Received*	98.5%	102.3%	+ 3.9%	97.8%	99.5%	+ 1.7%
Percent of List Price Received*	99.1%	101.2%	+ 2.1%	98.9%	99.9%	+ 1.0%
Inventory of Homes for Sale	308	142	- 53.9%	--	--	--
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.

Attached Single-Family	August			Rolling 12 Months		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	150	137	- 8.7%	1,631	1,357	- 16.8%
Pending Sales	117	140	+ 19.7%	1,148	1,141	- 0.6%
Closed Sales	105	102	- 2.9%	1,105	1,093	- 1.1%
Days on Market Until Sale	27	28	+ 3.7%	30	24	- 20.0%
Median Sales Price*	\$415,000	\$451,500	+ 8.8%	\$399,500	\$423,324	+ 6.0%
Average Sales Price*	\$419,083	\$467,475	+ 11.5%	\$399,895	\$427,715	+ 7.0%
Percent of Original List Price Received*	99.4%	100.2%	+ 0.8%	98.4%	99.7%	+ 1.3%
Percent of List Price Received*	100.0%	100.5%	+ 0.5%	99.5%	100.0%	+ 0.5%
Inventory of Homes for Sale	181	73	- 59.7%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--

* 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

