



Local Market Update for September 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

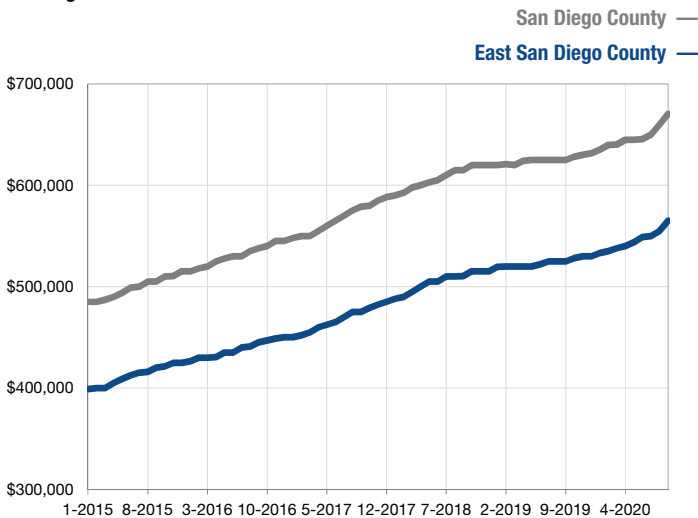
Detached Single-Family	September			Rolling 12 Months		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	479	533	+ 11.3%	6,791	5,799	- 14.6%
Pending Sales	382	482	+ 26.2%	4,557	4,724	+ 3.7%
Closed Sales	419	516	+ 23.2%	4,465	4,548	+ 1.9%
Days on Market Until Sale	31	19	- 38.7%	35	31	- 11.4%
Median Sales Price*	\$525,000	\$605,000	+ 15.2%	\$525,000	\$565,000	+ 7.6%
Average Sales Price*	\$539,623	\$624,620	+ 15.8%	\$539,159	\$574,188	+ 6.5%
Percent of Original List Price Received*	97.0%	100.3%	+ 3.4%	96.8%	98.4%	+ 1.7%
Percent of List Price Received*	98.4%	100.4%	+ 2.0%	98.4%	99.3%	+ 0.9%
Inventory of Homes for Sale	1,080	527	- 51.2%	--	--	--
Months Supply of Inventory	2.8	1.3	- 53.6%	--	--	--

* 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	September			Rolling 12 Months		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	116	124	+ 6.9%	1,519	1,445	- 4.9%
Pending Sales	85	107	+ 25.9%	1,179	1,184	+ 0.4%
Closed Sales	97	93	- 4.1%	1,183	1,135	- 4.1%
Days on Market Until Sale	19	14	- 26.3%	28	22	- 21.4%
Median Sales Price*	\$330,000	\$362,500	+ 9.8%	\$325,000	\$345,000	+ 6.2%
Average Sales Price*	\$348,107	\$368,489	+ 5.9%	\$332,848	\$348,900	+ 4.8%
Percent of Original List Price Received*	98.6%	100.6%	+ 2.0%	98.2%	99.4%	+ 1.2%
Percent of List Price Received*	99.6%	100.6%	+ 1.0%	99.2%	100.0%	+ 0.8%
Inventory of Homes for Sale	198	89	- 55.1%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--

* 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

