

# Local Market Update for September 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

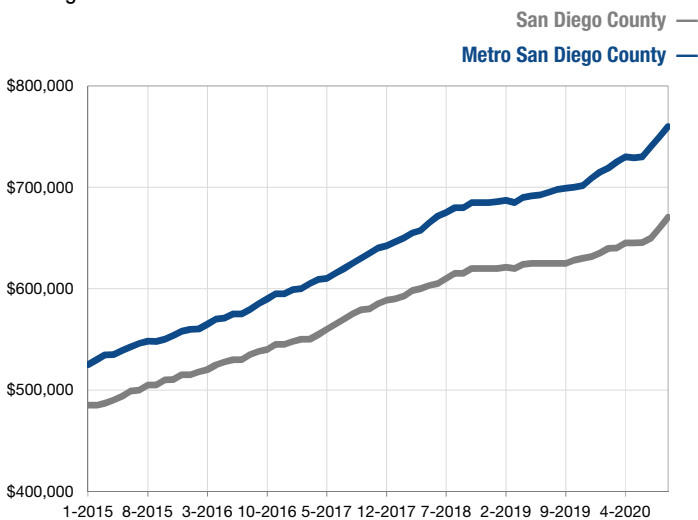
Detached Single-Family	September			Rolling 12 Months		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
<b>Key Metrics</b>						
New Listings	674	<b>742</b>	+ 10.1%	8,798	<b>7,614</b>	- 13.5%
Pending Sales	482	<b>635</b>	+ 31.7%	5,750	<b>5,696</b>	- 0.9%
Closed Sales	463	<b>652</b>	+ 40.8%	5,694	<b>5,494</b>	- 3.5%
Days on Market Until Sale	30	<b>20</b>	- 33.3%	31	<b>25</b>	- 19.4%
Median Sales Price*	\$700,000	<b>\$801,000</b>	+ 14.4%	\$699,000	<b>\$760,000</b>	+ 8.7%
Average Sales Price*	\$883,917	<b>\$1,111,907</b>	+ 25.8%	\$922,417	<b>\$999,088</b>	+ 8.3%
Percent of Original List Price Received*	97.0%	<b>99.5%</b>	+ 2.6%	96.9%	<b>98.4%</b>	+ 1.5%
Percent of List Price Received*	98.6%	<b>99.9%</b>	+ 1.3%	98.3%	<b>99.1%</b>	+ 0.8%
Inventory of Homes for Sale	1,269	<b>784</b>	- 38.2%	--	--	--
Months Supply of Inventory	2.6	<b>1.7</b>	- 34.6%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	634	<b>723</b>	+ 14.0%	7,882	<b>7,470</b>	- 5.2%
Pending Sales	420	<b>507</b>	+ 20.7%	4,909	<b>5,057</b>	+ 3.0%
Closed Sales	417	<b>493</b>	+ 18.2%	4,884	<b>4,925</b>	+ 0.8%
Days on Market Until Sale	32	<b>24</b>	- 25.0%	34	<b>30</b>	- 11.8%
Median Sales Price*	\$432,500	<b>\$500,000</b>	+ 15.6%	\$455,000	<b>\$480,000</b>	+ 5.5%
Average Sales Price*	\$550,702	<b>\$610,041</b>	+ 10.8%	\$551,094	<b>\$580,704</b>	+ 5.4%
Percent of Original List Price Received*	97.5%	<b>99.1%</b>	+ 1.6%	97.4%	<b>98.2%</b>	+ 0.8%
Percent of List Price Received*	98.7%	<b>99.8%</b>	+ 1.1%	98.6%	<b>99.1%</b>	+ 0.5%
Inventory of Homes for Sale	1,341	<b>993</b>	- 26.0%	--	--	--
Months Supply of Inventory	3.3	<b>2.4</b>	- 27.3%	--	--	--

\* 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

