



Local Market Update for September 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

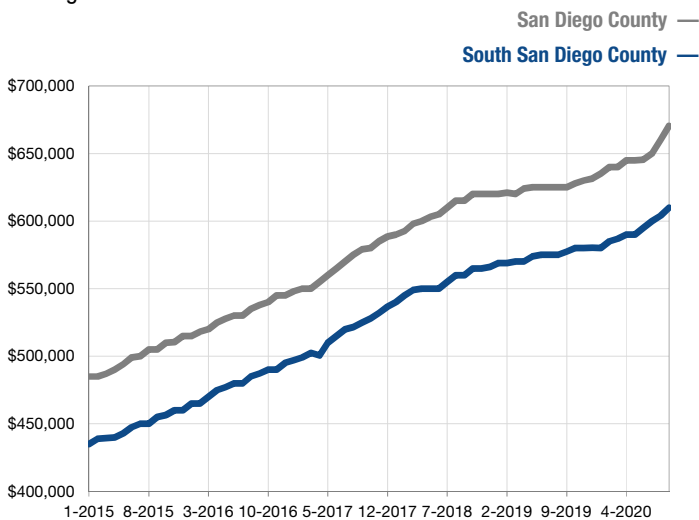
Detached Single-Family	September			Rolling 12 Months		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	241	211	- 12.4%	2,967	2,444	- 17.6%
Pending Sales	172	213	+ 23.8%	2,175	2,081	- 4.3%
Closed Sales	184	240	+ 30.4%	2,120	2,010	- 5.2%
Days on Market Until Sale	27	16	- 40.7%	34	24	- 29.4%
Median Sales Price*	\$588,000	\$661,000	+ 12.4%	\$577,450	\$610,000	+ 5.6%
Average Sales Price*	\$607,431	\$686,907	+ 13.1%	\$591,933	\$632,541	+ 6.9%
Percent of Original List Price Received*	98.4%	100.8%	+ 2.4%	97.7%	99.6%	+ 1.9%
Percent of List Price Received*	99.5%	100.4%	+ 0.9%	98.9%	99.8%	+ 0.9%
Inventory of Homes for Sale	414	187	- 54.8%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--

* 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	105	81	- 22.9%	1,587	1,267	- 20.2%
Pending Sales	87	55	- 36.8%	1,161	1,060	- 8.7%
Closed Sales	98	94	- 4.1%	1,151	1,090	- 5.3%
Days on Market Until Sale	27	16	- 40.7%	34	23	- 32.4%
Median Sales Price*	\$405,500	\$465,000	+ 14.7%	\$400,000	\$425,000	+ 6.3%
Average Sales Price*	\$412,926	\$478,819	+ 16.0%	\$400,534	\$432,425	+ 8.0%
Percent of Original List Price Received*	99.3%	100.7%	+ 1.4%	98.5%	99.8%	+ 1.3%
Percent of List Price Received*	100.1%	100.7%	+ 0.6%	99.6%	100.1%	+ 0.5%
Inventory of Homes for Sale	201	65	- 67.7%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

