



# Local Market Update for November 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

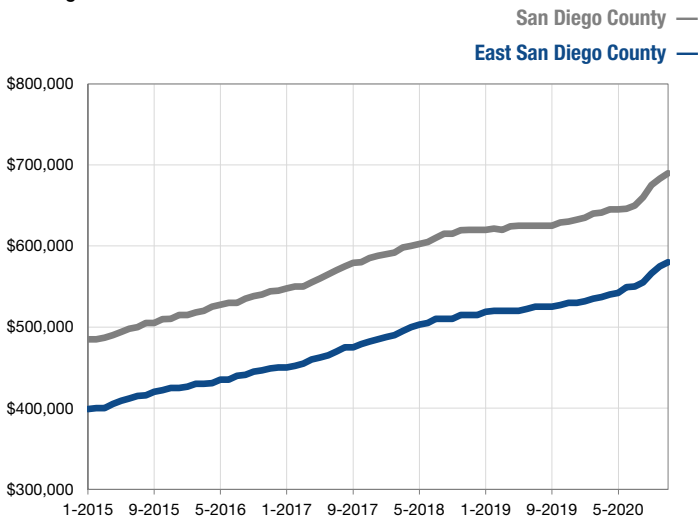
Detached Single-Family	November			Rolling 12 Months		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
<b>Key Metrics</b>						
New Listings	379	<b>362</b>	- 4.5%	6,593	<b>5,736</b>	- 13.0%
Pending Sales	313	<b>401</b>	+ 28.1%	4,691	<b>4,803</b>	+ 2.4%
Closed Sales	382	<b>338</b>	- 11.5%	4,623	<b>4,552</b>	- 1.5%
Days on Market Until Sale	32	<b>19</b>	- 40.6%	36	<b>28</b>	- 22.2%
Median Sales Price*	\$538,950	<b>\$613,000</b>	+ 13.7%	\$530,000	<b>\$580,000</b>	+ 9.4%
Average Sales Price*	\$559,094	<b>\$630,879</b>	+ 12.8%	\$542,910	<b>\$588,149</b>	+ 8.3%
Percent of Original List Price Received*	97.0%	<b>100.0%</b>	+ 3.1%	97.0%	<b>99.1%</b>	+ 2.2%
Percent of List Price Received*	98.6%	<b>100.3%</b>	+ 1.7%	98.6%	<b>99.6%</b>	+ 1.0%
Inventory of Homes for Sale	1,027	<b>441</b>	- 57.1%	--	--	--
Months Supply of Inventory	2.6	<b>1.1</b>	- 57.7%	--	--	--

\* 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	November			Rolling 12 Months		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
<b>Key Metrics</b>						
New Listings	89	<b>92</b>	+ 3.4%	1,491	<b>1,507</b>	+ 1.1%
Pending Sales	60	<b>98</b>	+ 63.3%	1,172	<b>1,267</b>	+ 8.1%
Closed Sales	93	<b>98</b>	+ 5.4%	1,173	<b>1,194</b>	+ 1.8%
Days on Market Until Sale	25	<b>12</b>	- 52.0%	28	<b>18</b>	- 35.7%
Median Sales Price*	\$341,900	<b>\$375,000</b>	+ 9.7%	\$328,000	<b>\$350,000</b>	+ 6.7%
Average Sales Price*	\$341,683	<b>\$384,141</b>	+ 12.4%	\$333,956	<b>\$354,144</b>	+ 6.0%
Percent of Original List Price Received*	98.2%	<b>101.2%</b>	+ 3.1%	98.3%	<b>99.9%</b>	+ 1.6%
Percent of List Price Received*	99.1%	<b>100.8%</b>	+ 1.7%	99.3%	<b>100.3%</b>	+ 1.0%
Inventory of Homes for Sale	178	<b>84</b>	- 52.8%	--	--	--
Months Supply of Inventory	1.8	<b>0.8</b>	- 55.6%	--	--	--

\* 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.

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



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

