



# Local Market Update for November 2020

Provided by the North San Diego County Association of REALTORS®.

## 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

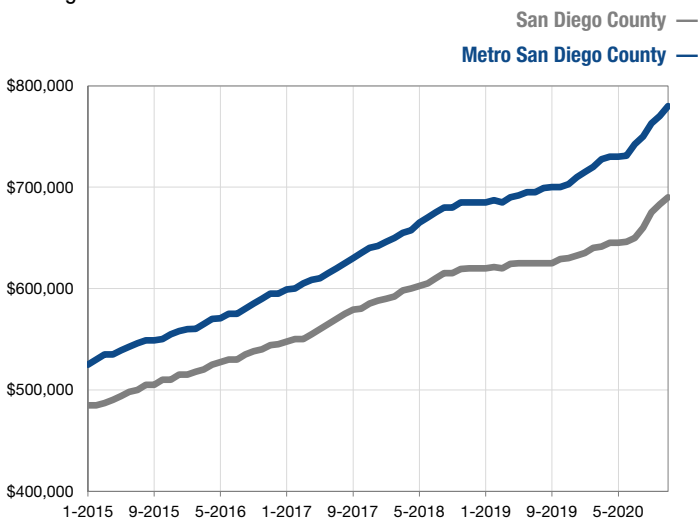
Detached Single-Family	November			Rolling 12 Months		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
<b>Key Metrics</b>						
New Listings	490	<b>433</b>	- 11.6%	8,573	<b>7,451</b>	- 13.1%
Pending Sales	390	<b>462</b>	+ 18.5%	5,899	<b>5,791</b>	- 1.8%
Closed Sales	457	<b>466</b>	+ 2.0%	5,833	<b>5,587</b>	- 4.2%
Days on Market Until Sale	30	<b>17</b>	- 43.3%	31	<b>24</b>	- 22.6%
Median Sales Price*	\$725,000	<b>\$833,000</b>	+ 14.9%	\$703,000	<b>\$780,000</b>	+ 11.0%
Average Sales Price*	\$937,792	<b>\$1,110,386</b>	+ 18.4%	\$921,066	<b>\$1,050,654</b>	+ 14.1%
Percent of Original List Price Received*	97.1%	<b>100.3%</b>	+ 3.3%	97.0%	<b>99.0%</b>	+ 2.1%
Percent of List Price Received*	98.5%	<b>100.2%</b>	+ 1.7%	98.3%	<b>99.4%</b>	+ 1.1%
Inventory of Homes for Sale	1,049	<b>554</b>	- 47.2%	--	--	--
Months Supply of Inventory	2.1	<b>1.1</b>	- 47.6%	--	--	--

\* 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	November			Rolling 12 Months		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
<b>Key Metrics</b>						
New Listings	492	<b>464</b>	- 5.7%	7,762	<b>7,827</b>	+ 0.8%
Pending Sales	371	<b>469</b>	+ 26.4%	5,013	<b>5,445</b>	+ 8.6%
Closed Sales	339	<b>423</b>	+ 24.8%	4,881	<b>5,176</b>	+ 6.0%
Days on Market Until Sale	32	<b>26</b>	- 18.8%	34	<b>29</b>	- 14.7%
Median Sales Price*	\$465,000	<b>\$506,000</b>	+ 8.8%	\$455,000	<b>\$487,000</b>	+ 7.0%
Average Sales Price*	\$602,770	<b>\$628,968</b>	+ 4.3%	\$556,397	<b>\$589,610</b>	+ 6.0%
Percent of Original List Price Received*	97.3%	<b>98.6%</b>	+ 1.3%	97.5%	<b>98.5%</b>	+ 1.0%
Percent of List Price Received*	98.4%	<b>99.4%</b>	+ 1.0%	98.7%	<b>99.3%</b>	+ 0.6%
Inventory of Homes for Sale	1,197	<b>855</b>	- 28.6%	--	--	--
Months Supply of Inventory	2.9	<b>1.9</b>	- 34.5%	--	--	--

\* 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

