



Local Market Update for November 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

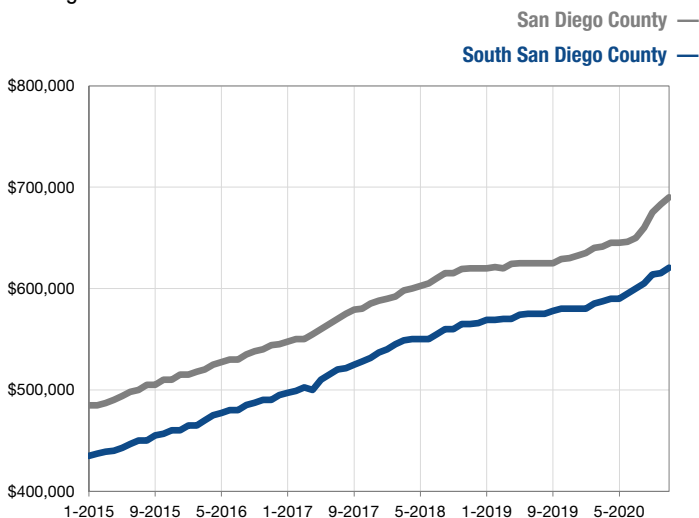
Detached Single-Family	November			Rolling 12 Months		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	143	142	- 0.7%	2,836	2,397	- 15.5%
Pending Sales	150	155	+ 3.3%	2,222	2,048	- 7.8%
Closed Sales	173	136	- 21.4%	2,187	1,981	- 9.4%
Days on Market Until Sale	29	15	- 48.3%	33	22	- 33.3%
Median Sales Price*	\$599,900	\$690,000	+ 15.0%	\$580,000	\$620,530	+ 7.0%
Average Sales Price*	\$619,339	\$702,216	+ 13.4%	\$597,846	\$647,479	+ 8.3%
Percent of Original List Price Received*	98.6%	101.3%	+ 2.7%	97.9%	100.1%	+ 2.2%
Percent of List Price Received*	99.2%	101.2%	+ 2.0%	99.0%	100.1%	+ 1.1%
Inventory of Homes for Sale	357	128	- 64.1%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--

* 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
Key Metrics						
New Listings	91	65	- 28.6%	1,508	1,302	- 13.7%
Pending Sales	86	77	- 10.5%	1,176	1,110	- 5.6%
Closed Sales	99	67	- 32.3%	1,139	1,074	- 5.7%
Days on Market Until Sale	31	13	- 58.1%	33	21	- 36.4%
Median Sales Price*	\$425,000	\$440,000	+ 3.5%	\$405,000	\$430,500	+ 6.3%
Average Sales Price*	\$426,686	\$442,103	+ 3.6%	\$407,299	\$434,865	+ 6.8%
Percent of Original List Price Received*	98.9%	101.0%	+ 2.1%	98.8%	100.1%	+ 1.3%
Percent of List Price Received*	99.5%	101.2%	+ 1.7%	99.7%	100.3%	+ 0.6%
Inventory of Homes for Sale	170	56	- 67.1%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--

* 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

