



# Local Market Update for December 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

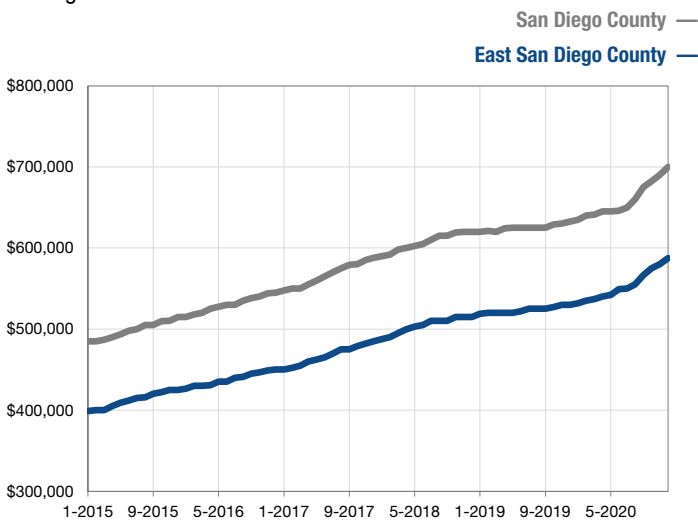
Detached Single-Family	December			Rolling 12 Months		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
<b>Key Metrics</b>						
New Listings	253	<b>292</b>	+ 15.4%	6,544	<b>5,845</b>	- 10.7%
Pending Sales	262	<b>341</b>	+ 30.2%	4,668	<b>4,892</b>	+ 4.8%
Closed Sales	344	<b>426</b>	+ 23.8%	4,639	<b>4,719</b>	+ 1.7%
Days on Market Until Sale	36	<b>19</b>	- 47.2%	35	<b>27</b>	- 22.9%
Median Sales Price*	\$536,000	<b>\$625,000</b>	+ 16.6%	\$530,000	<b>\$587,800</b>	+ 10.9%
Average Sales Price*	\$548,765	<b>\$640,862</b>	+ 16.8%	\$543,921	<b>\$596,082</b>	+ 9.6%
Percent of Original List Price Received*	97.5%	<b>100.3%</b>	+ 2.9%	97.1%	<b>99.3%</b>	+ 2.3%
Percent of List Price Received*	98.7%	<b>100.5%</b>	+ 1.8%	98.6%	<b>99.8%</b>	+ 1.2%
Inventory of Homes for Sale	884	<b>352</b>	- 60.2%	--	--	--
Months Supply of Inventory	2.3	<b>0.9</b>	- 60.9%	--	--	--

\* 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	December			Rolling 12 Months		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
<b>Key Metrics</b>						
New Listings	71	<b>91</b>	+ 28.2%	1,477	<b>1,535</b>	+ 3.9%
Pending Sales	76	<b>98</b>	+ 28.9%	1,173	<b>1,299</b>	+ 10.7%
Closed Sales	80	<b>105</b>	+ 31.3%	1,171	<b>1,242</b>	+ 6.1%
Days on Market Until Sale	24	<b>15</b>	- 37.5%	28	<b>18</b>	- 35.7%
Median Sales Price*	\$314,250	<b>\$360,000</b>	+ 14.6%	\$329,990	<b>\$356,500</b>	+ 8.0%
Average Sales Price*	\$319,174	<b>\$366,978</b>	+ 15.0%	\$334,761	<b>\$357,024</b>	+ 6.7%
Percent of Original List Price Received*	98.4%	<b>100.6%</b>	+ 2.2%	98.4%	<b>100.0%</b>	+ 1.6%
Percent of List Price Received*	99.8%	<b>100.9%</b>	+ 1.1%	99.3%	<b>100.4%</b>	+ 1.1%
Inventory of Homes for Sale	150	<b>62</b>	- 58.7%	--	--	--
Months Supply of Inventory	1.5	<b>0.6</b>	- 60.0%	--	--	--

\* 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

