



# Local Market Update for December 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

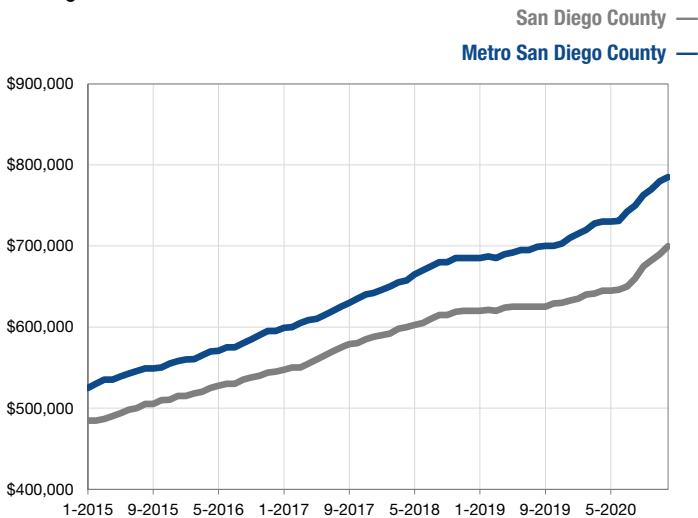
Detached Single-Family	December			Rolling 12 Months		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
<b>Key Metrics</b>						
New Listings	373	<b>385</b>	+ 3.2%	8,549	<b>7,552</b>	- 11.7%
Pending Sales	321	<b>416</b>	+ 29.6%	5,903	<b>5,933</b>	+ 0.5%
Closed Sales	416	<b>523</b>	+ 25.7%	5,850	<b>5,781</b>	- 1.2%
Days on Market Until Sale	29	<b>16</b>	- 44.8%	30	<b>22</b>	- 26.7%
Median Sales Price*	\$736,000	<b>\$830,000</b>	+ 12.8%	\$710,000	<b>\$785,000</b>	+ 10.6%
Average Sales Price*	\$939,345	<b>\$1,124,623</b>	+ 19.7%	\$922,720	<b>\$1,063,709</b>	+ 15.3%
Percent of Original List Price Received*	97.2%	<b>100.0%</b>	+ 2.9%	97.2%	<b>99.2%</b>	+ 2.1%
Percent of List Price Received*	98.4%	<b>100.3%</b>	+ 1.9%	98.4%	<b>99.6%</b>	+ 1.2%
Inventory of Homes for Sale	896	<b>436</b>	- 51.3%	--	--	--
Months Supply of Inventory	1.8	<b>0.9</b>	- 50.0%	--	--	--

\* 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.

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	343	<b>366</b>	+ 6.7%	7,778	<b>7,913</b>	+ 1.7%
Pending Sales	324	<b>428</b>	+ 32.1%	5,087	<b>5,551</b>	+ 9.1%
Closed Sales	430	<b>513</b>	+ 19.3%	5,010	<b>5,362</b>	+ 7.0%
Days on Market Until Sale	38	<b>22</b>	- 42.1%	34	<b>27</b>	- 20.6%
Median Sales Price*	\$470,500	<b>\$505,000</b>	+ 7.3%	\$455,000	<b>\$490,000</b>	+ 7.7%
Average Sales Price*	\$580,664	<b>\$626,919</b>	+ 8.0%	\$557,901	<b>\$594,339</b>	+ 6.5%
Percent of Original List Price Received*	97.5%	<b>98.8%</b>	+ 1.3%	97.6%	<b>98.6%</b>	+ 1.0%
Percent of List Price Received*	98.7%	<b>99.5%</b>	+ 0.8%	98.7%	<b>99.3%</b>	+ 0.6%
Inventory of Homes for Sale	963	<b>623</b>	- 35.3%	--	--	--
Months Supply of Inventory	2.3	<b>1.3</b>	- 43.5%	--	--	--

\* 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

