

Local Market Update for December 2020

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

North San Diego County
Association of REALTORS®



HOMEDEX

South San Diego County

ZIP Codes: 91902, 91910, 91911, 91913, 91914, 91915, 91932, 91950, 92154, 92173

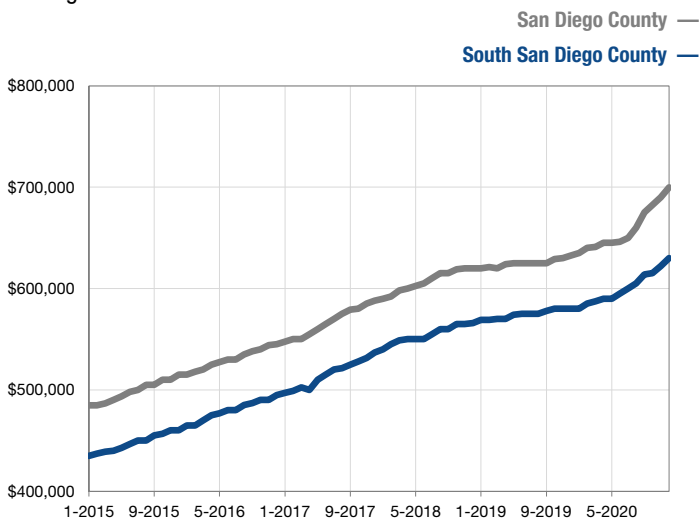
Detached Single-Family	December			Rolling 12 Months		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	124	133	+ 7.3%	2,818	2,435	- 13.6%
Pending Sales	114	157	+ 37.7%	2,204	2,090	- 5.2%
Closed Sales	180	159	- 11.7%	2,212	1,995	- 9.8%
Days on Market Until Sale	35	13	- 62.9%	33	20	- 39.4%
Median Sales Price*	\$585,212	\$669,000	+ 14.3%	\$580,000	\$630,000	+ 8.6%
Average Sales Price*	\$616,669	\$707,139	+ 14.7%	\$600,310	\$655,509	+ 9.2%
Percent of Original List Price Received*	98.4%	102.2%	+ 3.9%	98.1%	100.4%	+ 2.3%
Percent of List Price Received*	99.7%	101.9%	+ 2.2%	99.1%	100.3%	+ 1.2%
Inventory of Homes for Sale	314	110	- 65.0%	--	--	--
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.

Attached Single-Family	December			Rolling 12 Months		
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	74	66	- 10.8%	1,508	1,299	- 13.9%
Pending Sales	67	76	+ 13.4%	1,195	1,113	- 6.9%
Closed Sales	110	94	- 14.5%	1,180	1,080	- 8.5%
Days on Market Until Sale	26	13	- 50.0%	33	19	- 42.4%
Median Sales Price*	\$398,500	\$475,000	+ 19.2%	\$405,000	\$439,000	+ 8.4%
Average Sales Price*	\$395,880	\$481,654	+ 21.7%	\$406,873	\$443,790	+ 9.1%
Percent of Original List Price Received*	99.5%	101.7%	+ 2.2%	99.0%	100.3%	+ 1.3%
Percent of List Price Received*	99.8%	101.8%	+ 2.0%	99.8%	100.5%	+ 0.7%
Inventory of Homes for Sale	165	42	- 74.5%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--

* 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

