



Local Market Update for January 2021

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

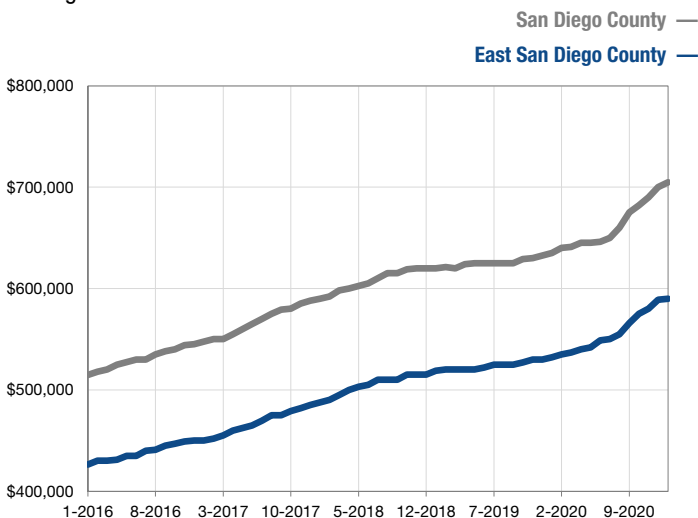
Detached Single-Family	January			Rolling 12 Months		
	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
Key Metrics						
New Listings	523	413	- 21.0%	6,390	5,777	- 9.6%
Pending Sales	333	386	+ 15.9%	4,689	4,951	+ 5.6%
Closed Sales	286	318	+ 11.2%	4,646	4,793	+ 3.2%
Days on Market Until Sale	41	18	- 56.1%	35	25	- 28.6%
Median Sales Price*	\$550,000	\$619,000	+ 12.5%	\$532,000	\$590,000	+ 10.9%
Average Sales Price*	\$563,623	\$629,059	+ 11.6%	\$546,447	\$600,852	+ 10.0%
Percent of Original List Price Received*	97.1%	100.5%	+ 3.5%	97.2%	99.5%	+ 2.4%
Percent of List Price Received*	98.5%	101.0%	+ 2.5%	98.7%	100.0%	+ 1.3%
Inventory of Homes for Sale	946	362	- 61.7%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--

* 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.

Attached Single-Family	January			Rolling 12 Months		
	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
Key Metrics						
New Listings	125	95	- 24.0%	1,457	1,507	+ 3.4%
Pending Sales	93	105	+ 12.9%	1,171	1,307	+ 11.6%
Closed Sales	66	88	+ 33.3%	1,171	1,275	+ 8.9%
Days on Market Until Sale	25	16	- 36.0%	28	17	- 39.3%
Median Sales Price*	\$323,500	\$362,500	+ 12.1%	\$330,000	\$360,000	+ 9.1%
Average Sales Price*	\$326,874	\$387,261	+ 18.5%	\$334,820	\$361,276	+ 7.9%
Percent of Original List Price Received*	98.1%	100.3%	+ 2.2%	98.4%	100.1%	+ 1.7%
Percent of List Price Received*	98.7%	100.3%	+ 1.6%	99.3%	100.4%	+ 1.1%
Inventory of Homes for Sale	156	50	- 67.9%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--

* 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

