



# Local Market Update for January 2021

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

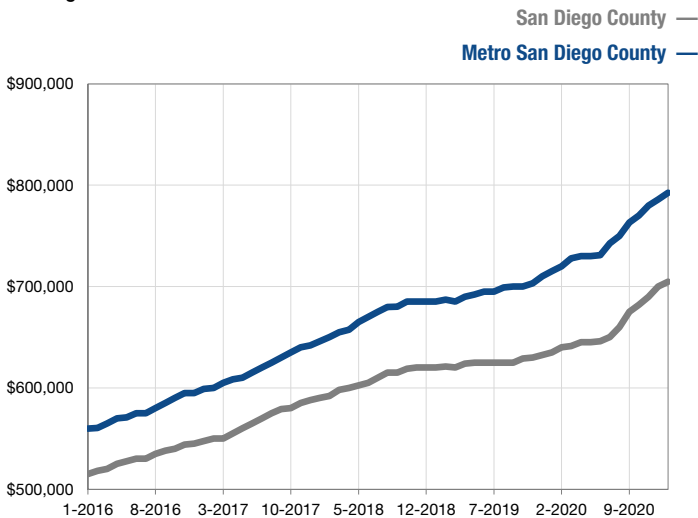
Detached Single-Family	January			Rolling 12 Months		
	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
<b>Key Metrics</b>						
New Listings	668	<b>483</b>	- 27.7%	8,394	<b>7,419</b>	- 11.6%
Pending Sales	447	<b>471</b>	+ 5.4%	5,911	<b>5,958</b>	+ 0.8%
Closed Sales	386	<b>377</b>	- 2.3%	5,916	<b>5,828</b>	- 1.5%
Days on Market Until Sale	37	<b>22</b>	- 40.5%	30	<b>21</b>	- 30.0%
Median Sales Price*	\$727,000	<b>\$803,000</b>	+ 10.5%	\$715,000	<b>\$792,500</b>	+ 10.8%
Average Sales Price*	\$1,007,698	<b>\$1,145,955</b>	+ 13.7%	\$931,415	<b>\$1,072,847</b>	+ 15.2%
Percent of Original List Price Received*	97.1%	<b>100.2%</b>	+ 3.2%	97.2%	<b>99.4%</b>	+ 2.3%
Percent of List Price Received*	98.3%	<b>100.2%</b>	+ 1.9%	98.4%	<b>99.7%</b>	+ 1.3%
Inventory of Homes for Sale	941	<b>420</b>	- 55.4%	--	--	--
Months Supply of Inventory	1.9	<b>0.8</b>	- 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	January			Rolling 12 Months		
	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
<b>Key Metrics</b>						
New Listings	653	<b>596</b>	- 8.7%	7,724	<b>7,889</b>	+ 2.1%
Pending Sales	403	<b>538</b>	+ 33.5%	5,175	<b>5,669</b>	+ 9.5%
Closed Sales	327	<b>361</b>	+ 10.4%	5,092	<b>5,448</b>	+ 7.0%
Days on Market Until Sale	41	<b>28</b>	- 31.7%	34	<b>27</b>	- 20.6%
Median Sales Price*	\$459,000	<b>\$505,000</b>	+ 10.0%	\$455,000	<b>\$494,774</b>	+ 8.7%
Average Sales Price*	\$555,718	<b>\$604,095</b>	+ 8.7%	\$558,831	<b>\$597,501</b>	+ 6.9%
Percent of Original List Price Received*	97.4%	<b>98.9%</b>	+ 1.5%	97.6%	<b>98.7%</b>	+ 1.1%
Percent of List Price Received*	98.6%	<b>99.6%</b>	+ 1.0%	98.7%	<b>99.4%</b>	+ 0.7%
Inventory of Homes for Sale	1,009	<b>593</b>	- 41.2%	--	--	--
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

