



Local Market Update for January 2021

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

South San Diego County

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

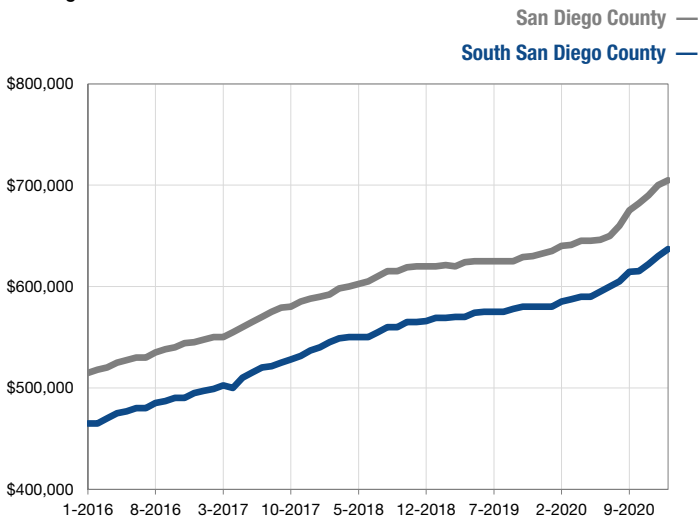
Detached Single-Family	January			Rolling 12 Months		
	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
Key Metrics						
New Listings	202	156	- 22.8%	2,720	2,405	- 11.6%
Pending Sales	136	158	+ 16.2%	2,184	2,106	- 3.6%
Closed Sales	124	128	+ 3.2%	2,191	2,026	- 7.5%
Days on Market Until Sale	28	10	- 64.3%	32	18	- 43.8%
Median Sales Price*	\$572,500	\$692,000	+ 20.9%	\$580,000	\$637,000	+ 9.8%
Average Sales Price*	\$587,923	\$720,273	+ 22.5%	\$601,478	\$663,723	+ 10.3%
Percent of Original List Price Received*	98.8%	102.2%	+ 3.4%	98.3%	100.6%	+ 2.3%
Percent of List Price Received*	99.6%	101.3%	+ 1.7%	99.2%	100.4%	+ 1.2%
Inventory of Homes for Sale	340	101	- 70.3%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--

* 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	114	91	- 20.2%	1,474	1,276	- 13.4%
Pending Sales	85	91	+ 7.1%	1,191	1,123	- 5.7%
Closed Sales	61	61	0.0%	1,183	1,097	- 7.3%
Days on Market Until Sale	23	16	- 30.4%	32	19	- 40.6%
Median Sales Price*	\$420,000	\$435,000	+ 3.6%	\$405,000	\$440,000	+ 8.6%
Average Sales Price*	\$416,609	\$438,164	+ 5.2%	\$408,061	\$445,246	+ 9.1%
Percent of Original List Price Received*	99.4%	101.6%	+ 2.2%	99.1%	100.5%	+ 1.4%
Percent of List Price Received*	99.7%	101.4%	+ 1.7%	99.8%	100.6%	+ 0.8%
Inventory of Homes for Sale	176	44	- 75.0%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--

* 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

