

Local Market Update for February 2021

Provided by the North San Diego County 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

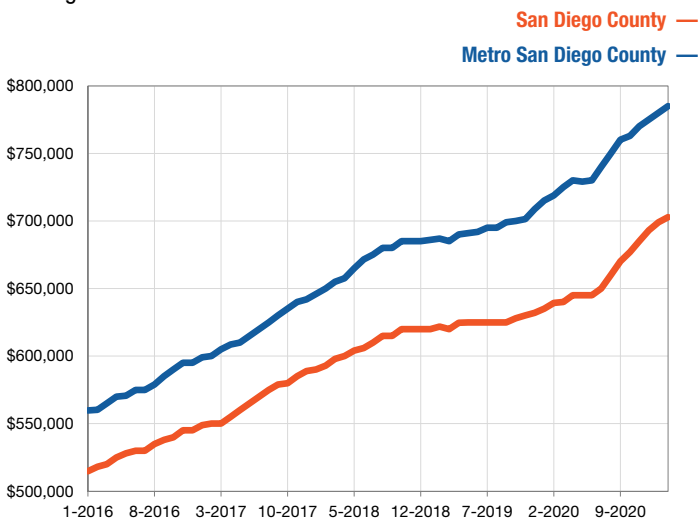
Detached Single-Family	February			Rolling 12 Months		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
Key Metrics						
New Listings	594	462	- 22.2%	8,263	7,594	- 8.1%
Pending Sales	426	449	+ 5.4%	5,795	6,108	+ 5.4%
Closed Sales	379	403	+ 6.3%	5,814	6,010	+ 3.4%
Days on Market Until Sale	28	20	- 28.6%	30	21	- 30.0%
Median Sales Price*	\$750,000	\$825,000	+ 10.0%	\$719,000	\$785,000	+ 9.2%
Average Sales Price*	\$980,676	\$1,119,455	+ 14.2%	\$937,974	\$1,053,552	+ 12.3%
Percent of Original List Price Received*	98.7%	101.4%	+ 2.7%	97.4%	99.5%	+ 2.2%
Percent of List Price Received*	99.3%	101.5%	+ 2.2%	98.5%	99.9%	+ 1.4%
Inventory of Homes for Sale	932	425	- 54.4%	--	--	--
Months Supply of Inventory	1.9	0.8	- 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	February			Rolling 12 Months		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
Key Metrics						
New Listings	592	502	- 15.2%	7,730	7,485	- 3.2%
Pending Sales	417	529	+ 26.9%	5,240	5,535	+ 5.6%
Closed Sales	369	438	+ 18.7%	5,176	5,321	+ 2.8%
Days on Market Until Sale	37	28	- 24.3%	34	26	- 23.5%
Median Sales Price*	\$492,500	\$525,000	+ 6.6%	\$460,000	\$499,000	+ 8.5%
Average Sales Price*	\$578,673	\$614,062	+ 6.1%	\$563,621	\$598,144	+ 6.1%
Percent of Original List Price Received*	98.1%	99.7%	+ 1.6%	97.7%	98.8%	+ 1.1%
Percent of List Price Received*	98.7%	99.8%	+ 1.1%	98.8%	99.5%	+ 0.7%
Inventory of Homes for Sale	984	494	- 49.8%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--

* 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

