

# Local Market Update for February 2021

Provided by the North San Diego County REALTORS®.



## South San Diego County

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

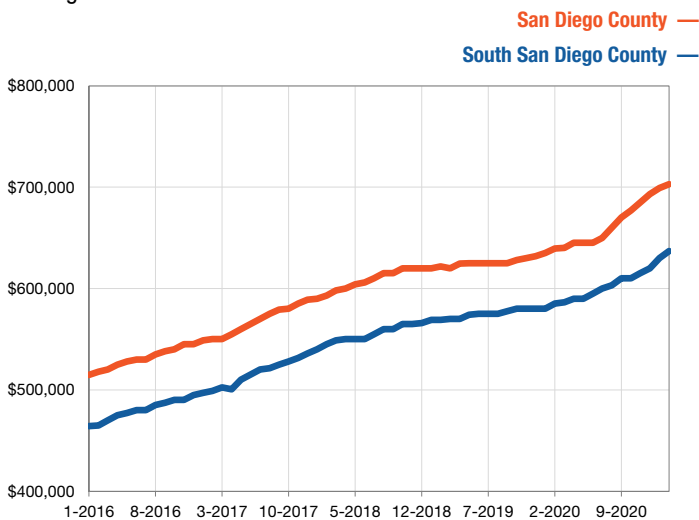
Detached Single-Family	February			Rolling 12 Months		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
<b>Key Metrics</b>						
New Listings	206	175	- 15.0%	2,700	2,485	- 8.0%
Pending Sales	174	161	- 7.5%	2,145	2,158	+ 0.6%
Closed Sales	118	141	+ 19.5%	2,154	2,119	- 1.6%
Days on Market Until Sale	32	11	- 65.6%	32	17	- 46.9%
Median Sales Price*	\$612,500	\$700,000	+ 14.3%	\$585,000	\$637,000	+ 8.9%
Average Sales Price*	\$603,741	\$737,527	+ 22.2%	\$602,401	\$662,955	+ 10.1%
Percent of Original List Price Received*	98.7%	102.0%	+ 3.3%	98.4%	100.8%	+ 2.4%
Percent of List Price Received*	99.5%	101.5%	+ 2.0%	99.3%	100.6%	+ 1.3%
Inventory of Homes for Sale	303	121	- 60.1%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--

\* 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.

Attached Single-Family	February			Rolling 12 Months		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
<b>Key Metrics</b>						
New Listings	114	87	- 23.7%	1,463	1,171	- 20.0%
Pending Sales	76	84	+ 10.5%	1,174	1,049	- 10.6%
Closed Sales	76	70	- 7.9%	1,205	1,022	- 15.2%
Days on Market Until Sale	21	14	- 33.3%	31	19	- 38.7%
Median Sales Price*	\$423,500	\$492,500	+ 16.3%	\$410,000	\$450,000	+ 9.8%
Average Sales Price*	\$433,712	\$482,763	+ 11.3%	\$410,656	\$451,757	+ 10.0%
Percent of Original List Price Received*	99.8%	101.4%	+ 1.6%	99.1%	100.7%	+ 1.6%
Percent of List Price Received*	100.2%	101.1%	+ 0.9%	99.8%	100.7%	+ 0.9%
Inventory of Homes for Sale	178	55	- 69.1%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--

\* 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.

**Median Sales Price – Detached Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Attached Single-Family**  
Rolling 12-Month Calculation

