

Local Market Update for March 2021

Provided by the North San Diego County 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

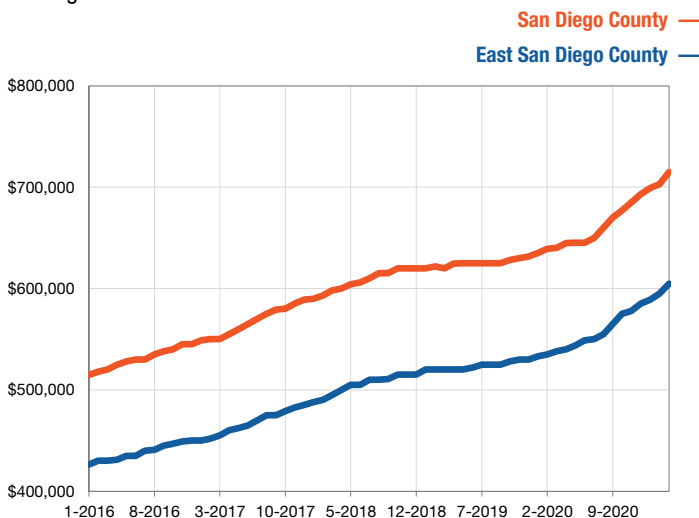
Detached Single-Family	March			Rolling 12 Months		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	482	437	- 9.3%	6,302	5,794	- 8.1%
Pending Sales	361	484	+ 34.1%	4,629	5,061	+ 9.3%
Closed Sales	412	366	- 11.2%	4,647	4,856	+ 4.5%
Days on Market Until Sale	31	17	- 45.2%	35	23	- 34.3%
Median Sales Price*	\$550,000	\$663,500	+ 20.6%	\$538,000	\$605,000	+ 12.5%
Average Sales Price*	\$564,692	\$672,774	+ 19.1%	\$550,643	\$611,549	+ 11.1%
Percent of Original List Price Received*	98.7%	102.3%	+ 3.6%	97.4%	100.1%	+ 2.8%
Percent of List Price Received*	99.6%	101.3%	+ 1.7%	98.8%	100.3%	+ 1.5%
Inventory of Homes for Sale	884	328	- 62.9%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--

* 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.

Attached Single-Family	March			Rolling 12 Months		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	120	119	- 0.8%	1,488	1,402	- 5.8%
Pending Sales	96	118	+ 22.9%	1,167	1,256	+ 7.6%
Closed Sales	105	95	- 9.5%	1,179	1,206	+ 2.3%
Days on Market Until Sale	21	12	- 42.9%	27	16	- 40.7%
Median Sales Price*	\$333,000	\$380,000	+ 14.1%	\$332,000	\$366,000	+ 10.2%
Average Sales Price*	\$328,009	\$374,803	+ 14.3%	\$337,116	\$371,242	+ 10.1%
Percent of Original List Price Received*	99.9%	103.5%	+ 3.6%	98.7%	100.5%	+ 1.8%
Percent of List Price Received*	100.0%	102.7%	+ 2.7%	99.5%	100.8%	+ 1.3%
Inventory of Homes for Sale	155	47	- 69.7%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--

* 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

