

Local Market Update for April 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

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

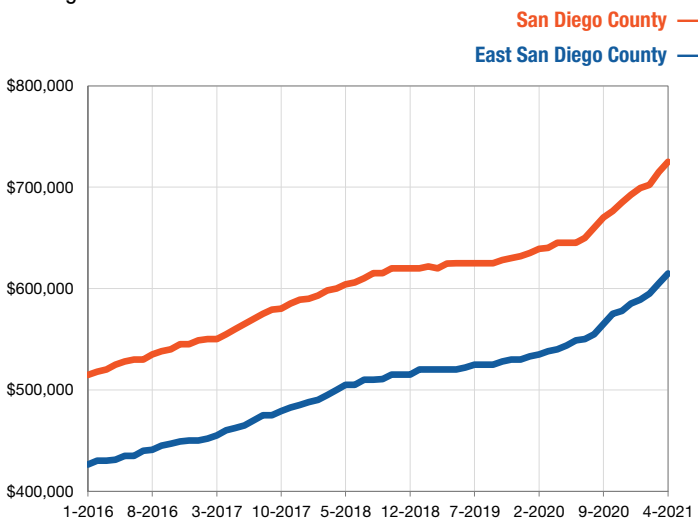
Detached Single-Family	April			Rolling 12 Months		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	392	480	+ 22.4%	6,044	5,960	- 1.4%
Pending Sales	284	475	+ 67.3%	4,482	5,235	+ 16.8%
Closed Sales	330	442	+ 33.9%	4,572	4,986	+ 9.1%
Days on Market Until Sale	28	14	- 50.0%	34	22	- 35.3%
Median Sales Price*	\$570,000	\$685,000	+ 20.2%	\$540,000	\$615,000	+ 13.9%
Average Sales Price*	\$568,133	\$714,193	+ 25.7%	\$552,542	\$623,591	+ 12.9%
Percent of Original List Price Received*	99.3%	103.1%	+ 3.8%	97.6%	100.4%	+ 2.9%
Percent of List Price Received*	99.5%	102.5%	+ 3.0%	98.8%	100.5%	+ 1.7%
Inventory of Homes for Sale	831	368	- 55.7%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--

* 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	April			Rolling 12 Months		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	113	107	- 5.3%	1,486	1,412	- 5.0%
Pending Sales	69	120	+ 73.9%	1,113	1,297	+ 16.5%
Closed Sales	93	102	+ 9.7%	1,146	1,224	+ 6.8%
Days on Market Until Sale	18	10	- 44.4%	24	15	- 37.5%
Median Sales Price*	\$343,500	\$403,500	+ 17.5%	\$334,000	\$371,000	+ 11.1%
Average Sales Price*	\$351,367	\$408,846	+ 16.4%	\$340,478	\$376,368	+ 10.5%
Percent of Original List Price Received*	99.6%	104.3%	+ 4.7%	98.7%	100.9%	+ 2.2%
Percent of List Price Received*	100.1%	102.8%	+ 2.7%	99.6%	101.0%	+ 1.4%
Inventory of Homes for Sale	162	46	- 71.6%	--	--	--
Months Supply of Inventory	1.7	0.4	- 76.5%	--	--	--

* 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

