

Local Market Update for April 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

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

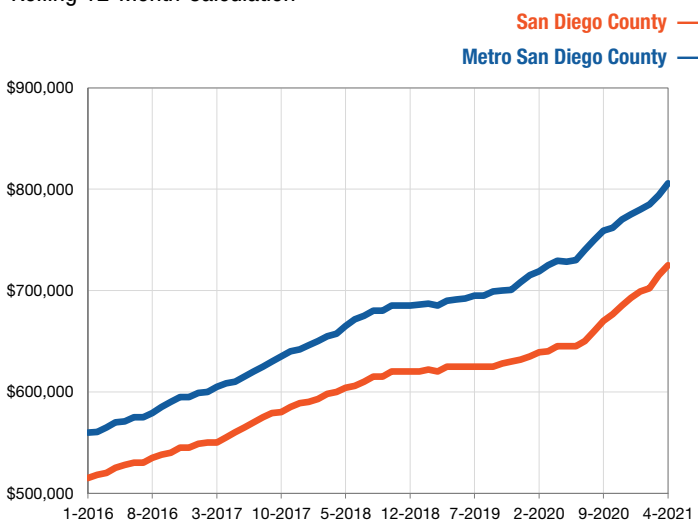
| Detached Single-Family | April | | | Rolling 12 Months | | |
|--|-----------|--------------------|----------------|-------------------|--------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 4-2020 | Thru 4-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 513 | 635 | + 23.8% | 7,801 | 7,774 | - 0.3% |
| Pending Sales | 306 | 551 | + 80.1% | 5,349 | 6,553 | + 22.5% |
| Closed Sales | 346 | 548 | + 58.4% | 5,556 | 6,291 | + 13.2% |
| Days on Market Until Sale | 19 | 14 | - 26.3% | 29 | 20 | - 31.0% |
| Median Sales Price* | \$742,700 | \$915,000 | + 23.2% | \$729,450 | \$806,000 | + 10.5% |
| Average Sales Price* | \$991,697 | \$1,229,159 | + 23.9% | \$955,081 | \$1,080,563 | + 13.1% |
| Percent of Original List Price Received* | 99.2% | 104.3% | + 5.1% | 97.7% | 100.3% | + 2.7% |
| Percent of List Price Received* | 99.3% | 103.1% | + 3.8% | 98.7% | 100.4% | + 1.7% |
| Inventory of Homes for Sale | 1,008 | 442 | - 56.2% | -- | -- | -- |
| 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 | April | | | Rolling 12 Months | | |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 4-2020 | Thru 4-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 478 | 648 | + 35.6% | 7,437 | 7,856 | + 5.6% |
| Pending Sales | 236 | 578 | + 144.9% | 4,768 | 6,162 | + 29.2% |
| Closed Sales | 300 | 580 | + 93.3% | 4,991 | 5,812 | + 16.4% |
| Days on Market Until Sale | 25 | 18 | - 28.0% | 33 | 25 | - 24.2% |
| Median Sales Price* | \$470,000 | \$555,000 | + 18.1% | \$465,000 | \$507,000 | + 9.0% |
| Average Sales Price* | \$543,625 | \$666,414 | + 22.6% | \$568,790 | \$609,880 | + 7.2% |
| Percent of Original List Price Received* | 98.8% | 102.0% | + 3.2% | 97.8% | 99.4% | + 1.6% |
| Percent of List Price Received* | 99.4% | 101.7% | + 2.3% | 98.8% | 99.9% | + 1.1% |
| Inventory of Homes for Sale | 1,119 | 519 | - 53.6% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 1.0 | - 64.3% | -- | -- | -- |

* 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

