

# Local Market Update for April 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## South San Diego County

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

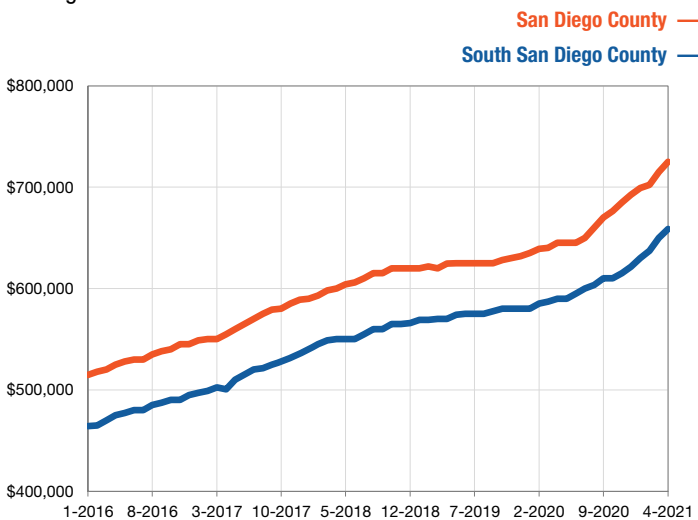
Detached Single-Family	April			Rolling 12 Months		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
<b>Key Metrics</b>						
New Listings	159	221	+ 39.0%	2,554	2,560	+ 0.2%
Pending Sales	114	198	+ 73.7%	2,008	2,261	+ 12.6%
Closed Sales	162	170	+ 4.9%	2,106	2,150	+ 2.1%
Days on Market Until Sale	19	11	- 42.1%	29	15	- 48.3%
Median Sales Price*	\$600,000	\$748,500	+ 24.8%	\$589,950	\$659,000	+ 11.7%
Average Sales Price*	\$637,192	\$768,784	+ 20.7%	\$607,514	\$685,918	+ 12.9%
Percent of Original List Price Received*	99.7%	104.5%	+ 4.8%	98.7%	101.5%	+ 2.8%
Percent of List Price Received*	99.8%	103.3%	+ 3.5%	99.4%	101.0%	+ 1.6%
Inventory of Homes for Sale	319	142	- 55.5%	--	--	--
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	April			Rolling 12 Months		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
<b>Key Metrics</b>						
New Listings	91	98	+ 7.7%	1,381	1,197	- 13.3%
Pending Sales	75	94	+ 25.3%	1,077	1,109	+ 3.0%
Closed Sales	68	127	+ 86.8%	1,109	1,094	- 1.4%
Days on Market Until Sale	22	10	- 54.5%	26	17	- 34.6%
Median Sales Price*	\$400,000	\$510,000	+ 27.5%	\$412,331	\$457,500	+ 11.0%
Average Sales Price*	\$409,294	\$487,337	+ 19.1%	\$412,887	\$465,649	+ 12.8%
Percent of Original List Price Received*	99.9%	103.4%	+ 3.5%	99.4%	101.2%	+ 1.8%
Percent of List Price Received*	100.1%	102.9%	+ 2.8%	99.9%	101.2%	+ 1.3%
Inventory of Homes for Sale	162	53	- 67.3%	--	--	--
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

