

Local Market Update for May 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

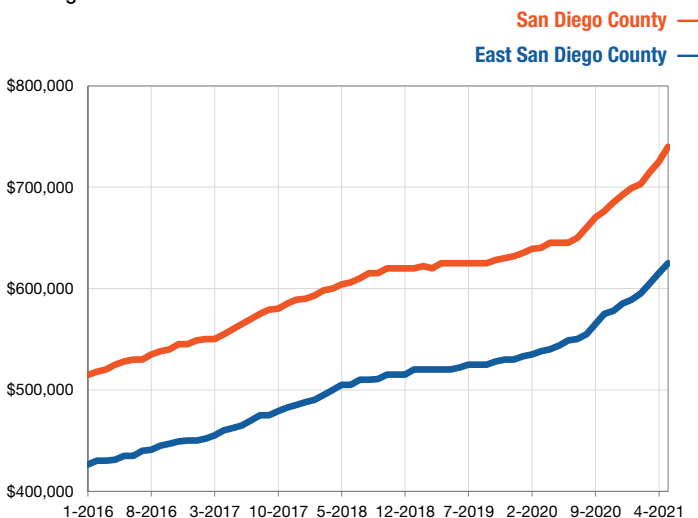
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	502	482	- 4.0%	5,872	6,004	+ 2.2%
Pending Sales	388	472	+ 21.6%	4,441	5,297	+ 19.3%
Closed Sales	296	437	+ 47.6%	4,453	5,149	+ 15.6%
Days on Market Until Sale	30	16	- 46.7%	34	21	- 38.2%
Median Sales Price*	\$555,000	\$700,000	+ 26.1%	\$543,900	\$625,000	+ 14.9%
Average Sales Price*	\$548,953	\$720,940	+ 31.3%	\$553,844	\$636,155	+ 14.9%
Percent of Original List Price Received*	97.5%	103.4%	+ 6.1%	97.6%	100.8%	+ 3.3%
Percent of List Price Received*	98.7%	102.7%	+ 4.1%	98.8%	100.8%	+ 2.0%
Inventory of Homes for Sale	844	406	- 51.9%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--

* 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	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	120	115	- 4.2%	1,467	1,420	- 3.2%
Pending Sales	109	115	+ 5.5%	1,124	1,299	+ 15.6%
Closed Sales	70	108	+ 54.3%	1,103	1,268	+ 15.0%
Days on Market Until Sale	21	9	- 57.1%	23	15	- 34.8%
Median Sales Price*	\$342,000	\$416,000	+ 21.6%	\$335,000	\$377,750	+ 12.8%
Average Sales Price*	\$350,020	\$425,546	+ 21.6%	\$341,345	\$382,122	+ 11.9%
Percent of Original List Price Received*	98.9%	104.7%	+ 5.9%	98.7%	101.4%	+ 2.7%
Percent of List Price Received*	99.9%	103.6%	+ 3.7%	99.6%	101.3%	+ 1.7%
Inventory of Homes for Sale	143	56	- 60.8%	--	--	--
Months Supply of Inventory	1.5	0.5	- 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

