

Local Market Update for May 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

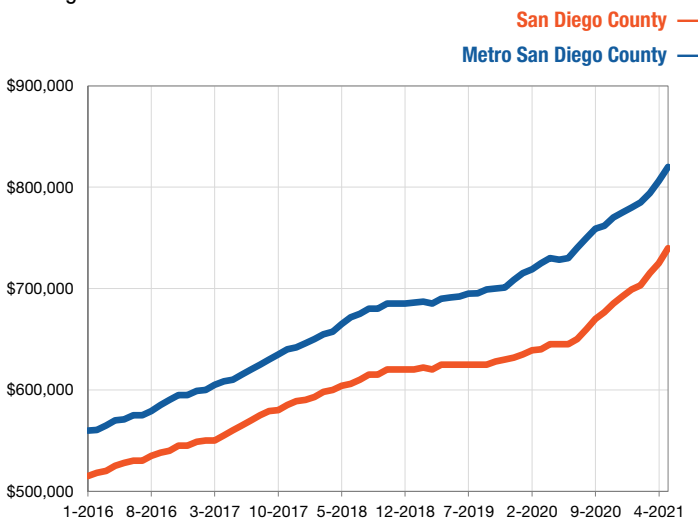
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	686	690	+ 0.6%	7,596	7,851	+ 3.4%
Pending Sales	475	627	+ 32.0%	5,265	6,693	+ 27.1%
Closed Sales	317	508	+ 60.3%	5,304	6,513	+ 22.8%
Days on Market Until Sale	21	17	- 19.0%	28	20	- 28.6%
Median Sales Price*	\$720,000	\$958,500	+ 33.1%	\$728,250	\$820,000	+ 12.6%
Average Sales Price*	\$854,914	\$1,337,803	+ 56.5%	\$947,758	\$1,111,391	+ 17.3%
Percent of Original List Price Received*	97.9%	104.4%	+ 6.6%	97.7%	100.7%	+ 3.1%
Percent of List Price Received*	98.7%	103.5%	+ 4.9%	98.7%	100.7%	+ 2.0%
Inventory of Homes for Sale	1,028	481	- 53.2%	--	--	--
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	660	611	- 7.4%	7,306	7,857	+ 7.5%
Pending Sales	420	581	+ 38.3%	4,700	6,330	+ 34.7%
Closed Sales	243	541	+ 122.6%	4,721	6,142	+ 30.1%
Days on Market Until Sale	23	16	- 30.4%	33	24	- 27.3%
Median Sales Price*	\$468,000	\$565,000	+ 20.7%	\$465,000	\$515,000	+ 10.8%
Average Sales Price*	\$519,531	\$693,795	+ 33.5%	\$565,321	\$620,533	+ 9.8%
Percent of Original List Price Received*	98.4%	102.7%	+ 4.4%	97.9%	99.7%	+ 1.8%
Percent of List Price Received*	99.0%	102.3%	+ 3.3%	98.8%	100.1%	+ 1.3%
Inventory of Homes for Sale	1,136	510	- 55.1%	--	--	--
Months Supply of Inventory	2.9	1.0	- 65.5%	--	--	--

* 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

