

Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

South San Diego County

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

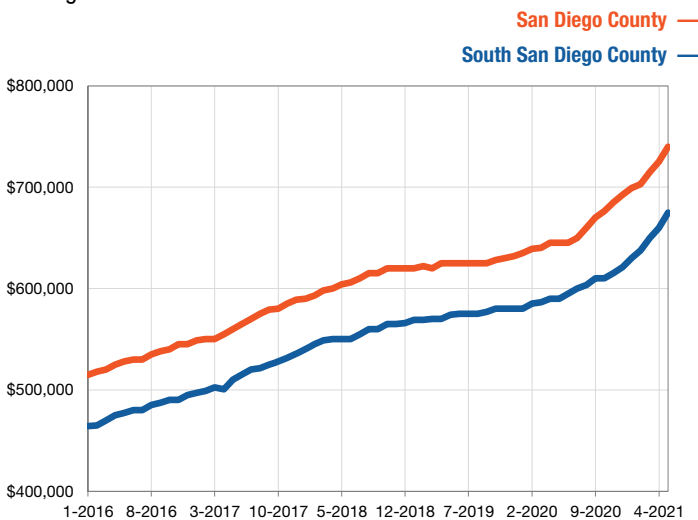
| Detached Single-Family | May | | | Rolling 12 Months | | |
|--|-----------|-----------|----------------|-------------------|-------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 5-2020 | Thru 5-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 208 | 220 | + 5.8% | 2,482 | 2,609 | + 5.1% |
| Pending Sales | 151 | 215 | + 42.4% | 1,942 | 2,326 | + 19.8% |
| Closed Sales | 119 | 193 | + 62.2% | 1,998 | 2,231 | + 11.7% |
| Days on Market Until Sale | 19 | 10 | - 47.4% | 29 | 15 | - 48.3% |
| Median Sales Price* | \$590,000 | \$780,000 | + 32.2% | \$590,000 | \$675,000 | + 14.4% |
| Average Sales Price* | \$618,500 | \$809,561 | + 30.9% | \$610,047 | \$701,135 | + 14.9% |
| Percent of Original List Price Received* | 99.7% | 104.2% | + 4.5% | 98.8% | 101.9% | + 3.1% |
| Percent of List Price Received* | 99.9% | 103.2% | + 3.3% | 99.5% | 101.3% | + 1.8% |
| Inventory of Homes for Sale | 333 | 155 | - 53.5% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 0.8 | - 61.9% | -- | -- | -- |

* 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 | 133 | 137 | + 3.0% | 1,363 | 1,218 | - 10.6% |
| Pending Sales | 101 | 113 | + 11.9% | 1,061 | 1,115 | + 5.1% |
| Closed Sales | 86 | 70 | - 18.6% | 1,083 | 1,086 | + 0.3% |
| Days on Market Until Sale | 22 | 8 | - 63.6% | 25 | 16 | - 36.0% |
| Median Sales Price* | \$440,000 | \$525,000 | + 19.3% | \$415,000 | \$462,000 | + 11.3% |
| Average Sales Price* | \$436,802 | \$515,229 | + 18.0% | \$416,121 | \$471,072 | + 13.2% |
| Percent of Original List Price Received* | 99.9% | 104.4% | + 4.5% | 99.5% | 101.6% | + 2.1% |
| Percent of List Price Received* | 100.1% | 103.4% | + 3.3% | 100.0% | 101.4% | + 1.4% |
| Inventory of Homes for Sale | 167 | 84 | - 49.7% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 0.9 | - 52.6% | -- | -- | -- |

* 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.

Median Sales Price – Detached Single-Family
 Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
 Rolling 12-Month Calculation

