

Local Market Update for June 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

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

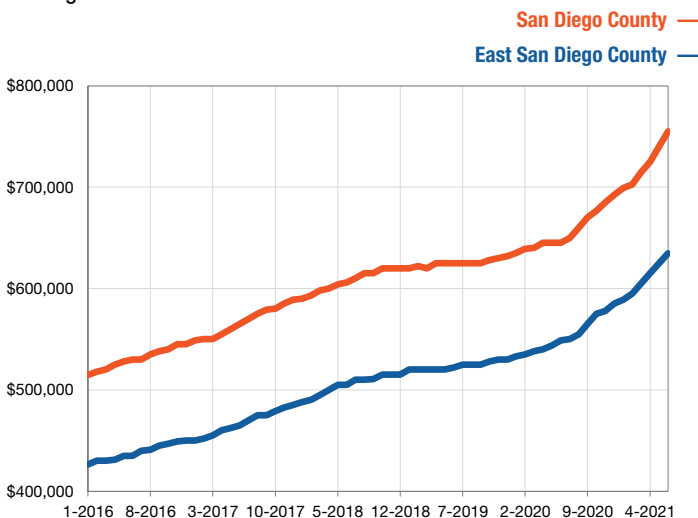
Detached Single-Family	June			Rolling 12 Months		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	513	518	+ 1.0%	5,803	6,074	+ 4.7%
Pending Sales	462	491	+ 6.3%	4,503	5,307	+ 17.9%
Closed Sales	395	456	+ 15.4%	4,461	5,234	+ 17.3%
Days on Market Until Sale	31	13	- 58.1%	34	20	- 41.2%
Median Sales Price*	\$580,000	\$724,000	+ 24.8%	\$549,000	\$635,000	+ 15.7%
Average Sales Price*	\$583,808	\$740,082	+ 26.8%	\$557,770	\$648,978	+ 16.4%
Percent of Original List Price Received*	98.5%	103.7%	+ 5.3%	97.6%	101.2%	+ 3.7%
Percent of List Price Received*	99.1%	102.8%	+ 3.7%	98.8%	101.1%	+ 2.3%
Inventory of Homes for Sale	757	443	- 41.5%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--

* 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	June			Rolling 12 Months		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	130	126	- 3.1%	1,457	1,430	- 1.9%
Pending Sales	123	118	- 4.1%	1,137	1,287	+ 13.2%
Closed Sales	102	104	+ 2.0%	1,111	1,276	+ 14.9%
Days on Market Until Sale	22	9	- 59.1%	23	13	- 43.5%
Median Sales Price*	\$360,000	\$420,000	+ 16.7%	\$339,000	\$380,000	+ 12.1%
Average Sales Price*	\$362,798	\$433,764	+ 19.6%	\$342,856	\$387,718	+ 13.1%
Percent of Original List Price Received*	99.4%	104.1%	+ 4.7%	98.8%	101.8%	+ 3.0%
Percent of List Price Received*	100.3%	102.7%	+ 2.4%	99.7%	101.5%	+ 1.8%
Inventory of Homes for Sale	126	81	- 35.7%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--

* 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

