

Local Market Update for July 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

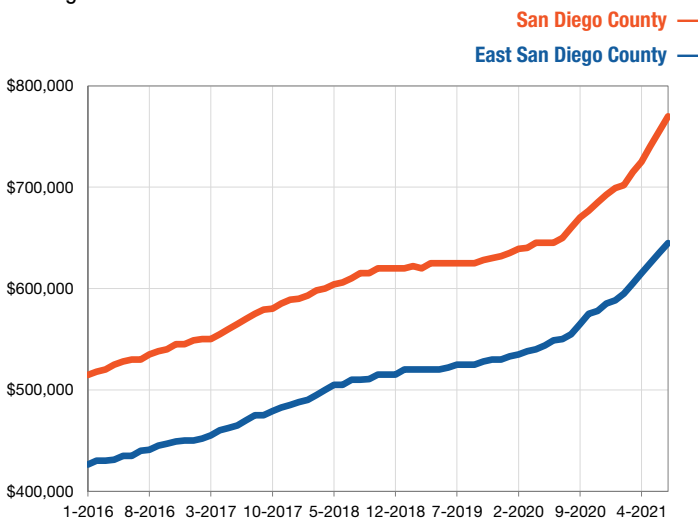
Detached Single-Family	July			Rolling 12 Months		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
Key Metrics						
New Listings	586	540	- 7.8%	5,796	6,094	+ 5.1%
Pending Sales	475	477	+ 0.4%	4,525	5,300	+ 17.1%
Closed Sales	460	446	- 3.0%	4,450	5,250	+ 18.0%
Days on Market Until Sale	31	15	- 51.6%	33	18	- 45.5%
Median Sales Price*	\$588,750	\$720,000	+ 22.3%	\$550,000	\$645,000	+ 17.3%
Average Sales Price*	\$585,270	\$739,807	+ 26.4%	\$561,721	\$662,141	+ 17.9%
Percent of Original List Price Received*	99.1%	102.4%	+ 3.3%	97.8%	101.5%	+ 3.8%
Percent of List Price Received*	99.8%	102.0%	+ 2.2%	98.9%	101.3%	+ 2.4%
Inventory of Homes for Sale	778	498	- 36.0%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--

* 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.

Attached Single-Family	July			Rolling 12 Months		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
Key Metrics						
New Listings	143	137	- 4.2%	1,458	1,432	- 1.8%
Pending Sales	124	129	+ 4.0%	1,140	1,288	+ 13.0%
Closed Sales	133	115	- 13.5%	1,125	1,262	+ 12.2%
Days on Market Until Sale	18	10	- 44.4%	22	13	- 40.9%
Median Sales Price*	\$370,000	\$415,000	+ 12.2%	\$340,000	\$385,000	+ 13.2%
Average Sales Price*	\$371,237	\$421,545	+ 13.6%	\$345,441	\$392,713	+ 13.7%
Percent of Original List Price Received*	100.3%	104.3%	+ 4.0%	99.0%	102.2%	+ 3.2%
Percent of List Price Received*	100.7%	103.7%	+ 3.0%	99.8%	101.8%	+ 2.0%
Inventory of Homes for Sale	122	85	- 30.3%	--	--	--
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

