

Local Market Update for July 2021

Provided by the North San Diego County REALTORS®.

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

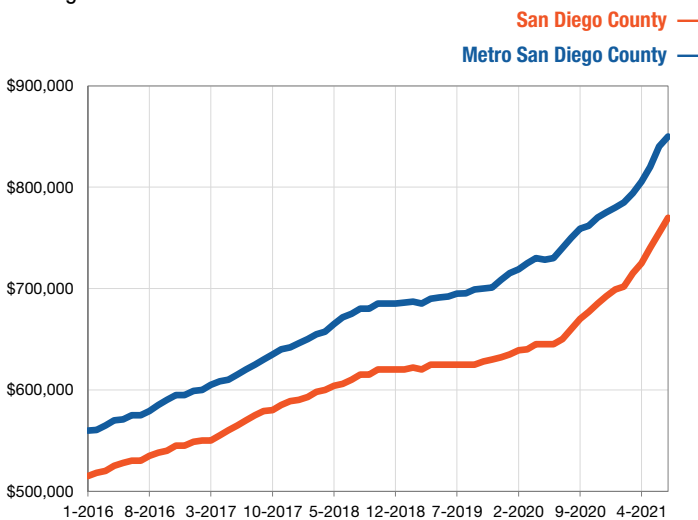
| Detached Single-Family | July | | | Rolling 12 Months | | |
|--|-------------|--------------------|----------------|-------------------|--------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 7-2020 | Thru 7-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 855 | 750 | - 12.3% | 7,600 | 7,855 | + 3.4% |
| Pending Sales | 617 | 591 | - 4.2% | 5,378 | 6,691 | + 24.4% |
| Closed Sales | 552 | 516 | - 6.5% | 5,283 | 6,688 | + 26.6% |
| Days on Market Until Sale | 25 | 13 | - 48.0% | 28 | 18 | - 35.7% |
| Median Sales Price* | \$790,000 | \$930,000 | + 17.7% | \$740,000 | \$850,000 | + 14.9% |
| Average Sales Price* | \$1,077,074 | \$1,239,275 | + 15.1% | \$970,535 | \$1,151,627 | + 18.7% |
| Percent of Original List Price Received* | 98.9% | 103.2% | + 4.3% | 97.9% | 101.6% | + 3.8% |
| Percent of List Price Received* | 99.5% | 102.7% | + 3.2% | 98.8% | 101.4% | + 2.6% |
| Inventory of Homes for Sale | 1,114 | 607 | - 45.5% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 1.1 | - 56.0% | -- | -- | -- |

* 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 | July | | | Rolling 12 Months | | |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 7-2020 | Thru 7-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 880 | 682 | - 22.5% | 7,382 | 7,767 | + 5.2% |
| Pending Sales | 540 | 576 | + 6.7% | 4,875 | 6,438 | + 32.1% |
| Closed Sales | 560 | 576 | + 2.9% | 4,786 | 6,375 | + 33.2% |
| Days on Market Until Sale | 29 | 16 | - 44.8% | 32 | 22 | - 31.3% |
| Median Sales Price* | \$488,700 | \$567,722 | + 16.2% | \$469,000 | \$530,000 | + 13.0% |
| Average Sales Price* | \$581,417 | \$698,453 | + 20.1% | \$571,625 | \$641,838 | + 12.3% |
| Percent of Original List Price Received* | 98.4% | 102.4% | + 4.1% | 98.0% | 100.5% | + 2.6% |
| Percent of List Price Received* | 99.3% | 102.1% | + 2.8% | 98.9% | 100.7% | + 1.8% |
| Inventory of Homes for Sale | 1,170 | 529 | - 54.8% | -- | -- | -- |
| 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

