

Local Market Update for July 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

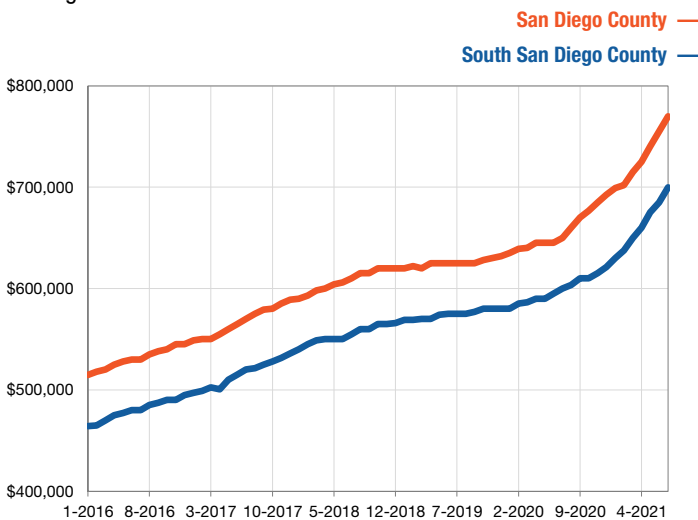
Detached Single-Family	July			Rolling 12 Months		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
Key Metrics						
New Listings	283	263	- 7.1%	2,525	2,623	+ 3.9%
Pending Sales	224	201	- 10.3%	2,004	2,291	+ 14.3%
Closed Sales	216	189	- 12.5%	1,966	2,292	+ 16.6%
Days on Market Until Sale	22	11	- 50.0%	27	13	- 51.9%
Median Sales Price*	\$640,000	\$775,000	+ 21.1%	\$599,900	\$700,000	+ 16.7%
Average Sales Price*	\$662,692	\$818,964	+ 23.6%	\$617,565	\$730,595	+ 18.3%
Percent of Original List Price Received*	100.1%	103.7%	+ 3.6%	99.0%	102.5%	+ 3.5%
Percent of List Price Received*	100.0%	102.7%	+ 2.7%	99.5%	101.8%	+ 2.3%
Inventory of Homes for Sale	348	221	- 36.5%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--

* 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	July			Rolling 12 Months		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
Key Metrics						
New Listings	114	119	+ 4.4%	1,310	1,303	- 0.5%
Pending Sales	120	120	0.0%	1,083	1,142	+ 5.4%
Closed Sales	121	127	+ 5.0%	1,088	1,123	+ 3.2%
Days on Market Until Sale	18	10	- 44.4%	24	13	- 45.8%
Median Sales Price*	\$422,250	\$540,500	+ 28.0%	\$420,000	\$485,000	+ 15.5%
Average Sales Price*	\$436,852	\$533,178	+ 22.0%	\$422,580	\$486,818	+ 15.2%
Percent of Original List Price Received*	100.2%	103.7%	+ 3.5%	99.6%	102.5%	+ 2.9%
Percent of List Price Received*	100.2%	103.2%	+ 3.0%	100.0%	102.1%	+ 2.1%
Inventory of Homes for Sale	111	93	- 16.2%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--

* 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

