

Local Market Update for August 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

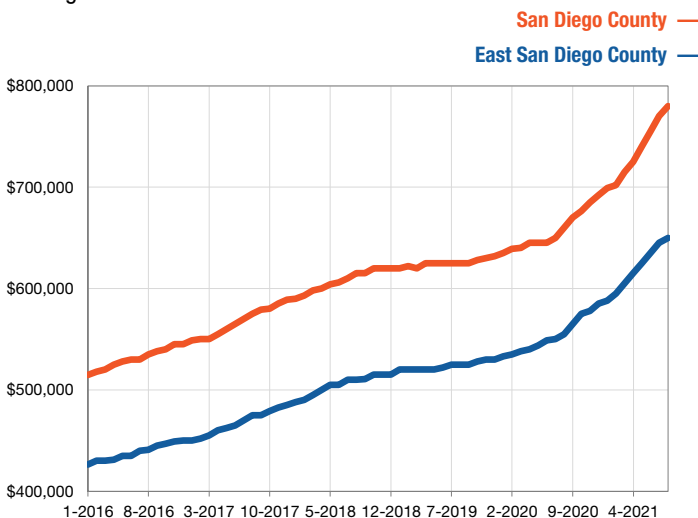
Detached Single-Family	August			Rolling 12 Months		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	628	485	- 22.8%	5,821	6,022	+ 3.5%
Pending Sales	551	454	- 17.6%	4,621	5,181	+ 12.1%
Closed Sales	438	425	- 3.0%	4,468	5,263	+ 17.8%
Days on Market Until Sale	23	16	- 30.4%	32	18	- 43.8%
Median Sales Price*	\$600,000	\$705,000	+ 17.5%	\$555,000	\$650,000	+ 17.1%
Average Sales Price*	\$595,669	\$727,647	+ 22.2%	\$564,841	\$672,945	+ 19.1%
Percent of Original List Price Received*	99.8%	101.5%	+ 1.7%	98.1%	101.7%	+ 3.7%
Percent of List Price Received*	100.2%	101.6%	+ 1.4%	99.1%	101.4%	+ 2.3%
Inventory of Homes for Sale	771	519	- 32.7%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--

* 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	August			Rolling 12 Months		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	109	131	+ 20.2%	1,402	1,464	+ 4.4%
Pending Sales	101	131	+ 29.7%	1,143	1,312	+ 14.8%
Closed Sales	115	120	+ 4.3%	1,132	1,273	+ 12.5%
Days on Market Until Sale	14	14	0.0%	22	13	- 40.9%
Median Sales Price*	\$360,000	\$440,000	+ 22.2%	\$344,250	\$391,500	+ 13.7%
Average Sales Price*	\$360,798	\$465,753	+ 29.1%	\$347,862	\$402,609	+ 15.7%
Percent of Original List Price Received*	100.5%	102.9%	+ 2.4%	99.2%	102.4%	+ 3.2%
Percent of List Price Received*	100.8%	102.5%	+ 1.7%	99.9%	101.9%	+ 2.0%
Inventory of Homes for Sale	107	86	- 19.6%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

* 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

