

Local Market Update for August 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

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

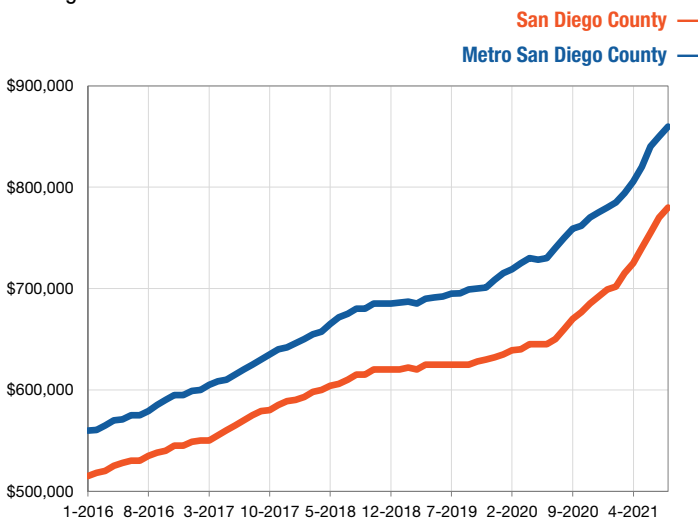
Detached Single-Family	August			Rolling 12 Months		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	809	659	- 18.5%	7,660	7,766	+ 1.4%
Pending Sales	674	634	- 5.9%	5,540	6,626	+ 19.6%
Closed Sales	600	570	- 5.0%	5,334	6,685	+ 25.3%
Days on Market Until Sale	21	14	- 33.3%	26	17	- 34.6%
Median Sales Price*	\$800,000	\$920,000	+ 15.0%	\$750,000	\$860,000	+ 14.7%
Average Sales Price*	\$1,064,434	\$1,241,900	+ 16.7%	\$976,250	\$1,166,324	+ 19.5%
Percent of Original List Price Received*	99.5%	102.4%	+ 2.9%	98.2%	101.8%	+ 3.7%
Percent of List Price Received*	99.7%	102.2%	+ 2.5%	99.0%	101.6%	+ 2.6%
Inventory of Homes for Sale	1,098	568	- 48.3%	--	--	--
Months Supply of Inventory	2.4	1.0	- 58.3%	--	--	--

* 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.

Attached Single-Family	August			Rolling 12 Months		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	706	567	- 19.7%	7,308	7,678	+ 5.1%
Pending Sales	512	608	+ 18.8%	4,914	6,533	+ 32.9%
Closed Sales	529	561	+ 6.0%	4,827	6,441	+ 33.4%
Days on Market Until Sale	27	16	- 40.7%	31	21	- 32.3%
Median Sales Price*	\$505,000	\$570,000	+ 12.9%	\$470,000	\$535,000	+ 13.8%
Average Sales Price*	\$620,214	\$678,499	+ 9.4%	\$574,860	\$647,669	+ 12.7%
Percent of Original List Price Received*	98.7%	101.8%	+ 3.1%	98.1%	100.7%	+ 2.7%
Percent of List Price Received*	99.5%	101.9%	+ 2.4%	99.0%	100.9%	+ 1.9%
Inventory of Homes for Sale	1,145	457	- 60.1%	--	--	--
Months Supply of Inventory	2.8	0.8	- 71.4%	--	--	--

* 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

