

Local Market Update for August 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

South San Diego County

ZIP Codes: 91902, 91910, 91911, 91913, 91914, 91915, 91932, 91950, 92154, 92173

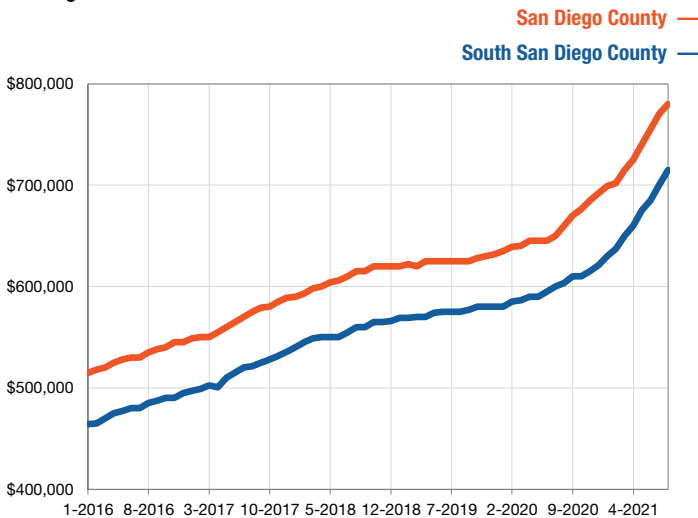
Detached Single-Family	August			Rolling 12 Months		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	273	223	- 18.3%	2,527	2,596	+ 2.7%
Pending Sales	241	243	+ 0.8%	2,043	2,293	+ 12.2%
Closed Sales	193	202	+ 4.7%	1,967	2,315	+ 17.7%
Days on Market Until Sale	16	15	- 6.3%	26	12	- 53.8%
Median Sales Price*	\$635,000	\$775,000	+ 22.0%	\$603,500	\$715,000	+ 18.5%
Average Sales Price*	\$650,276	\$790,894	+ 21.6%	\$623,231	\$742,172	+ 19.1%
Percent of Original List Price Received*	101.8%	101.8%	0.0%	99.3%	102.5%	+ 3.2%
Percent of List Price Received*	101.0%	101.5%	+ 0.5%	99.7%	101.8%	+ 2.1%
Inventory of Homes for Sale	343	178	- 48.1%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--

* 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	92	112	+ 21.7%	1,255	1,327	+ 5.7%
Pending Sales	90	113	+ 25.6%	1,058	1,157	+ 9.4%
Closed Sales	100	112	+ 12.0%	1,081	1,144	+ 5.8%
Days on Market Until Sale	28	13	- 53.6%	24	12	- 50.0%
Median Sales Price*	\$450,000	\$552,500	+ 22.8%	\$422,750	\$495,000	+ 17.1%
Average Sales Price*	\$462,695	\$536,562	+ 16.0%	\$426,642	\$494,011	+ 15.8%
Percent of Original List Price Received*	100.2%	102.8%	+ 2.6%	99.7%	102.7%	+ 3.0%
Percent of List Price Received*	100.4%	101.7%	+ 1.3%	100.0%	102.2%	+ 2.2%
Inventory of Homes for Sale	90	85	- 5.6%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

