

Local Market Update for October 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

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

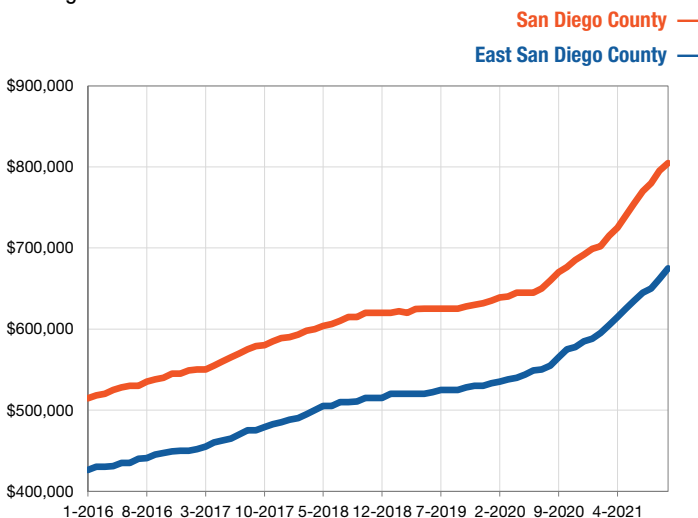
Detached Single-Family	October			Rolling 12 Months		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	550	464	- 15.6%	5,841	5,944	+ 1.8%
Pending Sales	443	450	+ 1.6%	4,751	5,119	+ 7.7%
Closed Sales	481	438	- 8.9%	4,636	5,128	+ 10.6%
Days on Market Until Sale	19	20	+ 5.3%	29	18	- 37.9%
Median Sales Price*	\$600,000	\$715,000	+ 19.2%	\$575,000	\$675,000	+ 17.4%
Average Sales Price*	\$617,243	\$738,502	+ 19.6%	\$579,804	\$692,739	+ 19.5%
Percent of Original List Price Received*	100.8%	99.8%	- 1.0%	98.8%	101.6%	+ 2.8%
Percent of List Price Received*	100.7%	100.7%	0.0%	99.5%	101.5%	+ 2.0%
Inventory of Homes for Sale	742	484	- 34.8%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--

* 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	October			Rolling 12 Months		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	153	107	- 30.1%	1,427	1,432	+ 0.4%
Pending Sales	116	118	+ 1.7%	1,148	1,344	+ 17.1%
Closed Sales	97	112	+ 15.5%	1,130	1,320	+ 16.8%
Days on Market Until Sale	13	16	+ 23.1%	20	13	- 35.0%
Median Sales Price*	\$380,000	\$439,950	+ 15.8%	\$350,000	\$405,000	+ 15.7%
Average Sales Price*	\$378,771	\$443,868	+ 17.2%	\$351,767	\$413,713	+ 17.6%
Percent of Original List Price Received*	101.0%	101.2%	+ 0.2%	99.6%	102.5%	+ 2.9%
Percent of List Price Received*	101.1%	101.1%	0.0%	100.2%	102.0%	+ 1.8%
Inventory of Homes for Sale	138	62	- 55.1%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--

* 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

