

Local Market Update for October 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

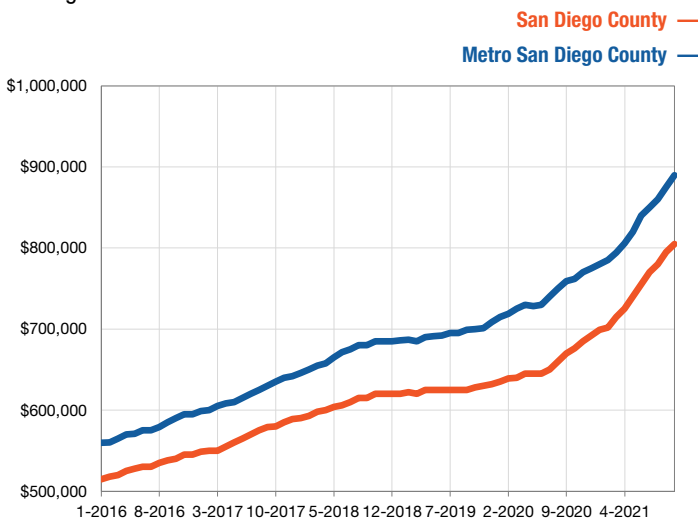
Detached Single-Family Key Metrics	October			Rolling 12 Months		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	710	548	- 22.8%	7,805	7,506	- 3.8%
Pending Sales	625	529	- 15.4%	5,863	6,358	+ 8.4%
Closed Sales	659	496	- 24.7%	5,696	6,451	+ 13.3%
Days on Market Until Sale	22	17	- 22.7%	25	16	- 36.0%
Median Sales Price*	\$790,000	\$950,000	+ 20.3%	\$762,000	\$890,000	+ 16.8%
Average Sales Price*	\$1,065,649	\$1,341,736	+ 25.9%	\$1,011,867	\$1,202,364	+ 18.8%
Percent of Original List Price Received*	99.9%	101.4%	+ 1.5%	98.7%	102.2%	+ 3.5%
Percent of List Price Received*	100.2%	101.6%	+ 1.4%	99.3%	101.9%	+ 2.6%
Inventory of Homes for Sale	949	472	- 50.3%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--

* 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 Key Metrics	October			Rolling 12 Months		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	794	443	- 44.2%	7,547	7,150	- 5.3%
Pending Sales	560	453	- 19.1%	5,136	6,416	+ 24.9%
Closed Sales	508	446	- 12.2%	4,967	6,500	+ 30.9%
Days on Market Until Sale	22	17	- 22.7%	29	20	- 31.0%
Median Sales Price*	\$515,000	\$589,000	+ 14.4%	\$485,000	\$550,000	+ 13.4%
Average Sales Price*	\$619,392	\$734,747	+ 18.6%	\$587,907	\$666,028	+ 13.3%
Percent of Original List Price Received*	98.9%	101.4%	+ 2.5%	98.4%	101.1%	+ 2.7%
Percent of List Price Received*	99.6%	101.6%	+ 2.0%	99.2%	101.2%	+ 2.0%
Inventory of Homes for Sale	1,160	358	- 69.1%	--	--	--
Months Supply of Inventory	2.7	0.7	- 74.1%	--	--	--

* 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

