

Local Market Update for December 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

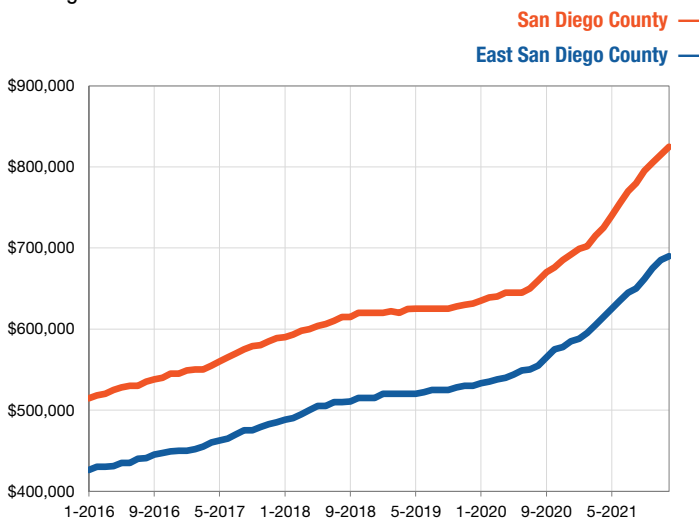
Detached Single-Family	December			Rolling 12 Months		
	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
Key Metrics						
New Listings	323	266	- 17.6%	5,970	5,934	- 0.6%
Pending Sales	330	329	- 0.3%	4,920	5,153	+ 4.7%
Closed Sales	459	450	- 2.0%	4,798	5,156	+ 7.5%
Days on Market Until Sale	21	17	- 19.0%	27	18	- 33.3%
Median Sales Price*	\$625,000	\$710,000	+ 13.6%	\$585,000	\$690,000	+ 17.9%
Average Sales Price*	\$640,979	\$732,693	+ 14.3%	\$592,314	\$711,394	+ 20.1%
Percent of Original List Price Received*	100.3%	100.6%	+ 0.3%	99.3%	101.7%	+ 2.4%
Percent of List Price Received*	100.4%	100.9%	+ 0.5%	99.8%	101.5%	+ 1.7%
Inventory of Homes for Sale	552	283	- 48.7%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--

* 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	December			Rolling 12 Months		
	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
Key Metrics						
New Listings	95	70	- 26.3%	1,462	1,412	- 3.4%
Pending Sales	94	83	- 11.7%	1,218	1,319	+ 8.3%
Closed Sales	116	109	- 6.0%	1,182	1,314	+ 11.2%
Days on Market Until Sale	15	11	- 26.7%	17	13	- 23.5%
Median Sales Price*	\$375,000	\$460,000	+ 22.7%	\$360,000	\$420,000	+ 16.7%
Average Sales Price*	\$386,930	\$470,101	+ 21.5%	\$361,563	\$427,536	+ 18.2%
Percent of Original List Price Received*	100.5%	102.7%	+ 2.2%	100.0%	102.8%	+ 2.8%
Percent of List Price Received*	100.7%	102.4%	+ 1.7%	100.4%	102.3%	+ 1.9%
Inventory of Homes for Sale	108	35	- 67.6%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--

* 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

