

Local Market Update for December 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

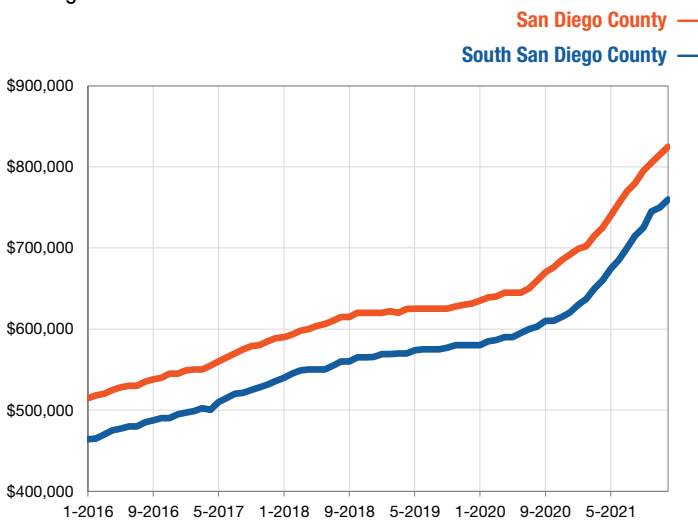
Detached Single-Family	December			Rolling 12 Months		
	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
Key Metrics						
New Listings	151	105	- 30.5%	2,550	2,553	+ 0.1%
Pending Sales	149	137	- 8.1%	2,136	2,241	+ 4.9%
Closed Sales	177	173	- 2.3%	2,089	2,251	+ 7.8%
Days on Market Until Sale	12	15	+ 25.0%	19	13	- 31.6%
Median Sales Price*	\$660,000	\$780,000	+ 18.2%	\$620,530	\$760,000	+ 22.5%
Average Sales Price*	\$698,555	\$842,151	+ 20.6%	\$645,785	\$798,587	+ 23.7%
Percent of Original List Price Received*	102.0%	102.1%	+ 0.1%	100.4%	102.7%	+ 2.3%
Percent of List Price Received*	101.7%	101.5%	- 0.2%	100.3%	102.0%	+ 1.7%
Inventory of Homes for Sale	206	88	- 57.3%	--	--	--
Months Supply of Inventory	1.2	0.5	- 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	December			Rolling 12 Months		
	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
Key Metrics						
New Listings	68	60	- 11.8%	1,213	1,337	+ 10.2%
Pending Sales	75	74	- 1.3%	1,041	1,211	+ 16.3%
Closed Sales	113	89	- 21.2%	1,030	1,199	+ 16.4%
Days on Market Until Sale	13	15	+ 15.4%	19	13	- 31.6%
Median Sales Price*	\$475,000	\$585,000	+ 23.2%	\$440,000	\$529,500	+ 20.3%
Average Sales Price*	\$489,805	\$577,212	+ 17.8%	\$447,465	\$522,847	+ 16.8%
Percent of Original List Price Received*	101.9%	102.5%	+ 0.6%	100.4%	102.8%	+ 2.4%
Percent of List Price Received*	102.0%	101.8%	- 0.2%	100.6%	102.2%	+ 1.6%
Inventory of Homes for Sale	67	27	- 59.7%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--

* 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

