



Local Market Update for March 2020

Provided by the North San Diego County Association of REALTORS®.

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

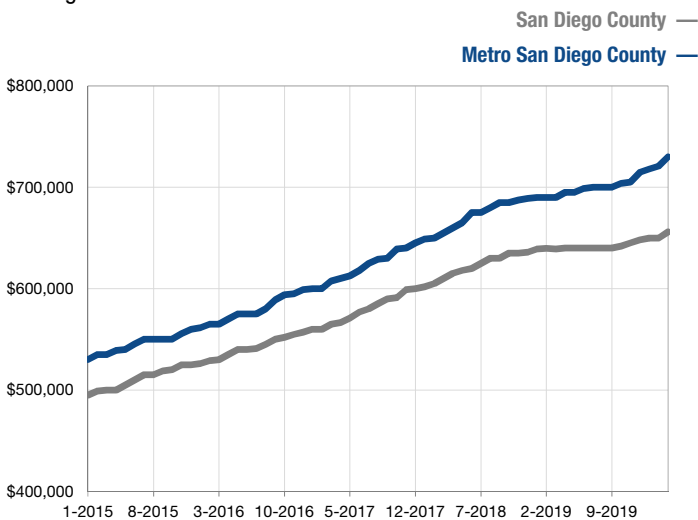
Detached Single-Family	March			Rolling 12 Months		
	2019	2020	Percent Change	Thru 3-2019	Thru 3-2020	Percent Change
Key Metrics						
New Listings	788	633	- 19.7%	8,967	8,058	- 10.1%
Pending Sales	582	414	- 28.9%	5,562	5,655	+ 1.7%
Closed Sales	466	434	- 6.9%	5,487	5,754	+ 4.9%
Days on Market Until Sale	32	22	- 31.3%	28	28	0.0%
Median Sales Price*	\$674,500	\$794,000	+ 17.7%	\$690,000	\$730,000	+ 5.8%
Average Sales Price*	\$879,848	\$1,048,587	+ 19.2%	\$926,722	\$958,217	+ 3.4%
Percent of Original List Price Received*	96.8%	99.4%	+ 2.7%	97.2%	97.7%	+ 0.5%
Percent of List Price Received*	98.0%	99.9%	+ 1.9%	98.4%	98.7%	+ 0.3%
Inventory of Homes for Sale	1,055	698	- 33.8%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--

* 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	March			Rolling 12 Months		
	2019	2020	Percent Change	Thru 3-2019	Thru 3-2020	Percent Change
Key Metrics						
New Listings	660	587	- 11.1%	7,906	7,719	- 2.4%
Pending Sales	474	331	- 30.2%	4,807	5,079	+ 5.7%
Closed Sales	403	394	- 2.2%	4,838	5,106	+ 5.5%
Days on Market Until Sale	35	26	- 25.7%	29	32	+ 10.3%
Median Sales Price*	\$456,000	\$490,000	+ 7.5%	\$455,000	\$465,000	+ 2.2%
Average Sales Price*	\$550,571	\$599,720	+ 8.9%	\$557,622	\$568,542	+ 2.0%
Percent of Original List Price Received*	97.5%	98.8%	+ 1.3%	97.7%	97.8%	+ 0.1%
Percent of List Price Received*	98.6%	99.4%	+ 0.8%	98.8%	98.8%	0.0%
Inventory of Homes for Sale	1,053	877	- 16.7%	--	--	--
Months Supply of Inventory	2.6	2.1	- 19.2%	--	--	--

* 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.

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



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

