

Local Market Update for March 2020

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

North San Diego County
Association of REALTORS®



HOMEDEX

San Diego County

County

Detached Single-Family	March			Rolling 12 Months		
	2019	2020	Percent Change	Thru 3-2019	Thru 3-2020	Percent Change
Key Metrics						
New Listings	3,154	2,481	- 21.3%	35,943	31,844	- 11.4%
Pending Sales	2,150	1,771	- 17.6%	22,392	23,295	+ 4.0%
Closed Sales	1,878	1,795	- 4.4%	22,274	23,333	+ 4.8%
Days on Market Until Sale	36	27	- 25.0%	33	33	0.0%
Median Sales Price*	\$625,000	\$675,000	+ 8.0%	\$639,000	\$656,000	+ 2.7%
Average Sales Price*	\$793,454	\$899,667	+ 13.4%	\$818,252	\$839,057	+ 2.5%
Percent of Original List Price Received*	97.3%	99.2%	+ 2.0%	97.1%	97.6%	+ 0.5%
Percent of List Price Received*	98.4%	99.7%	+ 1.3%	98.4%	98.8%	+ 0.4%
Inventory of Homes for Sale	4,801	3,042	- 36.6%	--	--	--
Months Supply of Inventory	2.6	1.6	- 38.5%	--	--	--

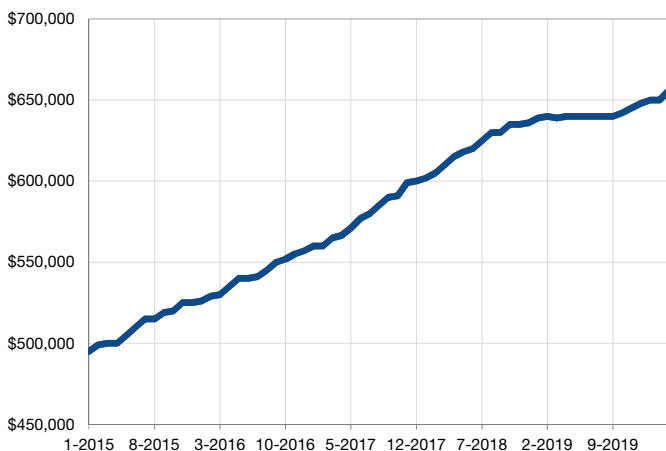
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	March			Rolling 12 Months		
	2019	2020	Percent Change	Thru 3-2019	Thru 3-2020	Percent Change
Key Metrics						
New Listings	1,477	1,327	- 10.2%	17,538	16,872	- 3.8%
Pending Sales	1,091	841	- 22.9%	11,306	11,906	+ 5.3%
Closed Sales	924	960	+ 3.9%	11,272	11,957	+ 6.1%
Days on Market Until Sale	35	25	- 28.6%	29	31	+ 6.9%
Median Sales Price*	\$420,000	\$451,500	+ 7.5%	\$420,000	\$435,000	+ 3.6%
Average Sales Price*	\$504,552	\$539,169	+ 6.9%	\$501,956	\$512,987	+ 2.2%
Percent of Original List Price Received*	97.6%	99.0%	+ 1.4%	97.8%	98.0%	+ 0.2%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	98.9%	99.0%	+ 0.1%
Inventory of Homes for Sale	2,175	1,741	- 20.0%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--

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

San Diego County —



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

San Diego County —

