

# Local Market Update for September 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92101 - San Diego Downtown

Metro San Diego County

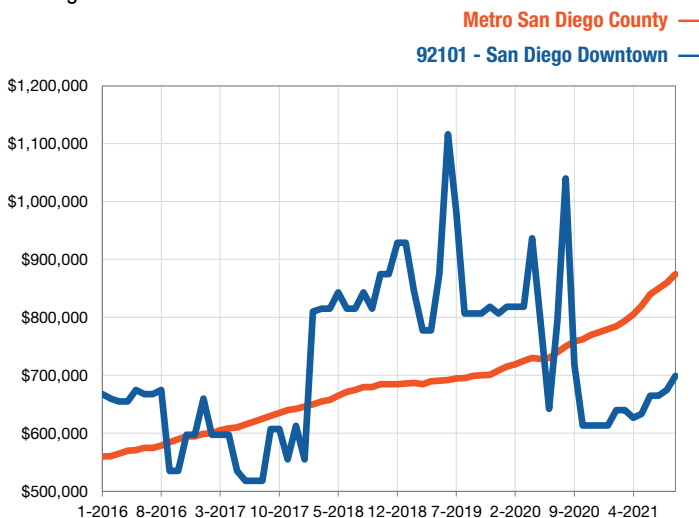
Detached Single-Family	September			Rolling 12 Months		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
<b>Key Metrics</b>						
New Listings	13	3	- 76.9%	81	51	- 37.0%
Pending Sales	6	5	- 16.7%	27	45	+ 66.7%
Closed Sales	10	3	- 70.0%	19	47	+ 147.4%
Days on Market Until Sale	34	8	- 76.5%	38	45	+ 18.4%
Median Sales Price*	\$652,500	<b>\$920,000</b>	+ 41.0%	\$719,000	<b>\$699,000</b>	- 2.8%
Average Sales Price*	\$699,600	<b>\$858,300</b>	+ 22.7%	\$812,153	<b>\$861,906</b>	+ 6.1%
Percent of Original List Price Received*	97.7%	<b>101.1%</b>	+ 3.5%	97.6%	<b>97.7%</b>	+ 0.1%
Percent of List Price Received*	99.6%	<b>101.1%</b>	+ 1.5%	98.9%	<b>98.5%</b>	- 0.4%
Inventory of Homes for Sale	44	2	- 95.5%	--	--	--
Months Supply of Inventory	13.0	0.5	- 96.2%	--	--	--

\* 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	September			Rolling 12 Months		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
<b>Key Metrics</b>						
New Listings	161	84	- 47.8%	1,730	1,655	- 4.3%
Pending Sales	84	105	+ 25.0%	834	1,299	+ 55.8%
Closed Sales	87	120	+ 37.9%	802	1,287	+ 60.5%
Days on Market Until Sale	37	26	- 29.7%	43	30	- 30.2%
Median Sales Price*	\$565,000	<b>\$635,000</b>	+ 12.4%	\$550,000	<b>\$586,750</b>	+ 6.7%
Average Sales Price*	\$646,482	<b>\$753,144</b>	+ 16.5%	\$648,134	<b>\$706,492</b>	+ 9.0%
Percent of Original List Price Received*	97.0%	<b>99.4%</b>	+ 2.5%	96.7%	<b>98.5%</b>	+ 1.9%
Percent of List Price Received*	98.2%	<b>99.9%</b>	+ 1.7%	98.1%	<b>99.1%</b>	+ 1.0%
Inventory of Homes for Sale	376	108	- 71.3%	--	--	--
Months Supply of Inventory	5.4	1.0	- 81.5%	--	--	--

\* 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

