



Local Market Update for October 2020

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

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

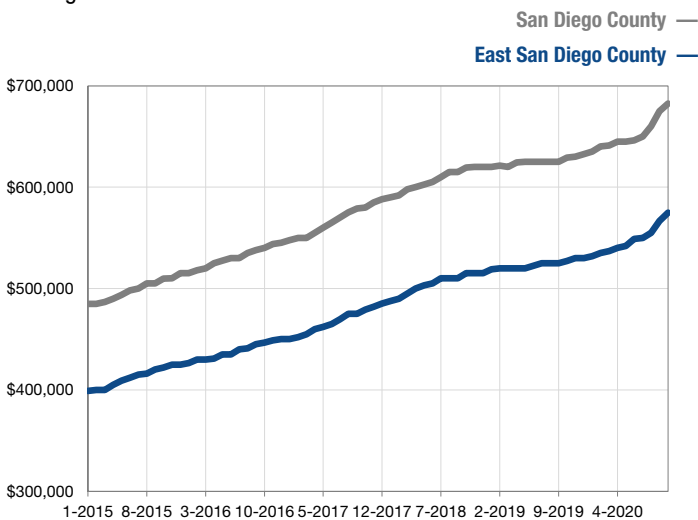
Detached Single-Family	October			Rolling 12 Months		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	604	535	- 11.4%	6,728	5,736	- 14.7%
Pending Sales	429	436	+ 1.6%	4,682	4,710	+ 0.6%
Closed Sales	420	429	+ 2.1%	4,555	4,591	+ 0.8%
Days on Market Until Sale	37	18	- 51.4%	36	29	- 19.4%
Median Sales Price*	\$536,500	\$620,000	+ 15.6%	\$527,000	\$575,000	+ 9.1%
Average Sales Price*	\$557,452	\$646,105	+ 15.9%	\$540,596	\$582,714	+ 7.8%
Percent of Original List Price Received*	96.8%	101.0%	+ 4.3%	96.9%	98.8%	+ 2.0%
Percent of List Price Received*	98.4%	100.9%	+ 2.5%	98.5%	99.5%	+ 1.0%
Inventory of Homes for Sale	1,087	557	- 48.8%	--	--	--
Months Supply of Inventory	2.8	1.4	- 50.0%	--	--	--

* 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	October			Rolling 12 Months		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	142	142	0.0%	1,502	1,501	- 0.1%
Pending Sales	117	123	+ 5.1%	1,186	1,230	+ 3.7%
Closed Sales	97	129	+ 33.0%	1,172	1,187	+ 1.3%
Days on Market Until Sale	26	16	- 38.5%	28	20	- 28.6%
Median Sales Price*	\$350,000	\$375,000	+ 7.1%	\$325,000	\$350,000	+ 7.7%
Average Sales Price*	\$354,522	\$369,467	+ 4.2%	\$332,298	\$350,521	+ 5.5%
Percent of Original List Price Received*	98.5%	100.6%	+ 2.1%	98.2%	99.6%	+ 1.4%
Percent of List Price Received*	99.4%	100.7%	+ 1.3%	99.2%	100.2%	+ 1.0%
Inventory of Homes for Sale	176	99	- 43.8%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--

* 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

