



Local Market Update for October 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

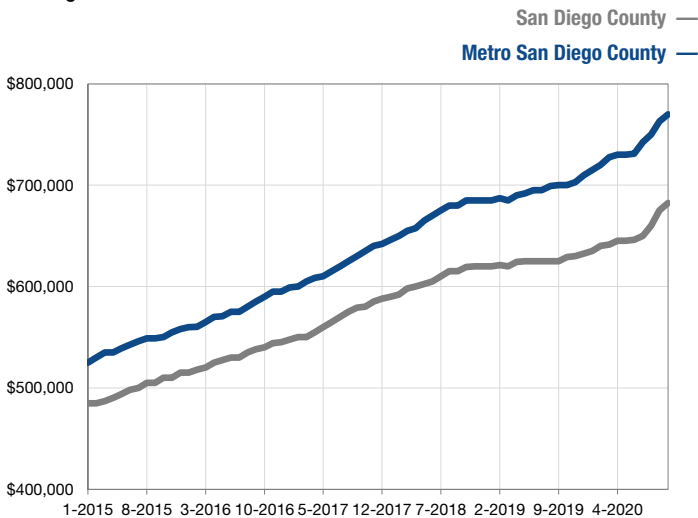
Detached Single-Family	October			Rolling 12 Months		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	684	694	+ 1.5%	8,709	7,496	- 13.9%
Pending Sales	509	594	+ 16.7%	5,906	5,725	- 3.1%
Closed Sales	501	551	+ 10.0%	5,807	5,572	- 4.0%
Days on Market Until Sale	30	22	- 26.7%	31	25	- 19.4%
Median Sales Price*	\$741,750	\$850,000	+ 14.6%	\$700,000	\$770,000	+ 10.0%
Average Sales Price*	\$944,209	\$1,169,424	+ 23.9%	\$921,933	\$1,036,799	+ 12.5%
Percent of Original List Price Received*	97.2%	100.0%	+ 2.9%	97.0%	98.7%	+ 1.8%
Percent of List Price Received*	98.3%	100.3%	+ 2.0%	98.3%	99.3%	+ 1.0%
Inventory of Homes for Sale	1,190	680	- 42.9%	--	--	--
Months Supply of Inventory	2.4	1.4	- 41.7%	--	--	--

* 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	644	782	+ 21.4%	7,800	7,847	+ 0.6%
Pending Sales	416	615	+ 47.8%	4,929	5,346	+ 8.5%
Closed Sales	449	583	+ 29.8%	4,874	5,083	+ 4.3%
Days on Market Until Sale	32	22	- 31.3%	34	29	- 14.7%
Median Sales Price*	\$435,500	\$510,000	+ 17.1%	\$450,000	\$485,000	+ 7.8%
Average Sales Price*	\$542,556	\$607,913	+ 12.0%	\$550,231	\$587,358	+ 6.7%
Percent of Original List Price Received*	97.6%	98.9%	+ 1.3%	97.4%	98.4%	+ 1.0%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	98.7%	99.2%	+ 0.5%
Inventory of Homes for Sale	1,276	1,048	- 17.9%	--	--	--
Months Supply of Inventory	3.1	2.4	- 22.6%	--	--	--

* 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

