

Local Market Update for August 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

San Diego County

County

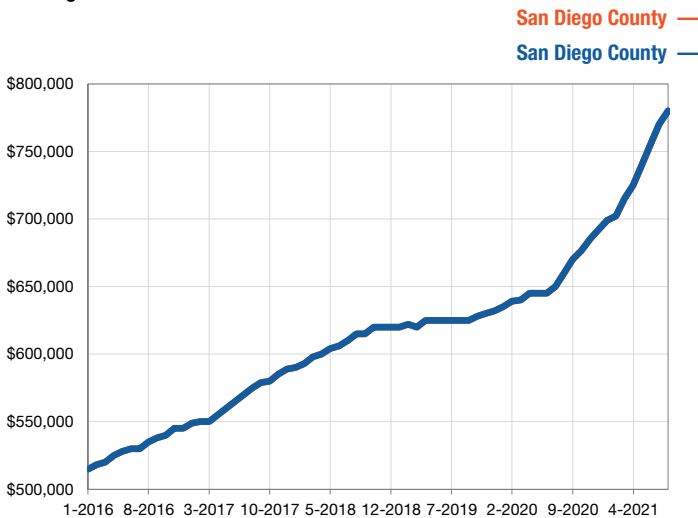
Detached Single-Family	August			Rolling 12 Months		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	3,373	2,536	- 24.8%	31,505	31,494	- 0.0%
Pending Sales	2,860	2,507	- 12.3%	24,171	27,754	+ 14.8%
Closed Sales	2,522	2,320	- 8.0%	23,268	28,178	+ 21.1%
Days on Market Until Sale	25	15	- 40.0%	32	18	- 43.8%
Median Sales Price*	\$720,000	\$835,000	+ 16.0%	\$660,000	\$780,000	+ 18.2%
Average Sales Price*	\$920,225	\$1,096,494	+ 19.2%	\$831,498	\$1,025,905	+ 23.4%
Percent of Original List Price Received*	99.5%	102.4%	+ 2.9%	97.9%	102.0%	+ 4.2%
Percent of List Price Received*	99.8%	102.3%	+ 2.5%	98.9%	101.8%	+ 2.9%
Inventory of Homes for Sale	4,581	2,472	- 46.0%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--

* 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	August			Rolling 12 Months		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	1,284	1,255	- 2.3%	15,307	15,782	+ 3.1%
Pending Sales	1,050	1,322	+ 25.9%	11,365	13,850	+ 21.9%
Closed Sales	1,221	1,248	+ 2.2%	11,301	13,598	+ 20.3%
Days on Market Until Sale	25	14	- 44.0%	29	17	- 41.4%
Median Sales Price*	\$470,000	\$560,000	+ 19.1%	\$445,000	\$517,250	+ 16.2%
Average Sales Price*	\$566,441	\$640,631	+ 13.1%	\$522,101	\$605,917	+ 16.1%
Percent of Original List Price Received*	99.0%	102.2%	+ 3.2%	98.4%	101.5%	+ 3.2%
Percent of List Price Received*	99.6%	102.1%	+ 2.5%	99.2%	101.4%	+ 2.2%
Inventory of Homes for Sale	1,817	928	- 48.9%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--

* 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

