



# Local Market Update for October 2020

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

## San Diego County

County

Detached Single-Family	October			Rolling 12 Months		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	2,823	<b>2,784</b>	- 1.4%	36,219	<b>31,116</b>	- 14.1%
Pending Sales	2,116	<b>2,512</b>	+ 18.7%	24,918	<b>25,151</b>	+ 0.9%
Closed Sales	2,130	<b>2,434</b>	+ 14.3%	24,470	<b>24,341</b>	- 0.5%
Days on Market Until Sale	36	<b>22</b>	- 38.9%	36	<b>29</b>	- 19.4%
Median Sales Price*	\$641,000	<b>\$740,500</b>	+ 15.5%	\$629,000	<b>\$682,500</b>	+ 8.5%
Average Sales Price*	\$801,271	<b>\$1,001,612</b>	+ 25.0%	\$787,765	<b>\$870,432</b>	+ 10.5%
Percent of Original List Price Received*	96.7%	<b>99.9%</b>	+ 3.3%	96.8%	<b>98.5%</b>	+ 1.8%
Percent of List Price Received*	98.3%	<b>100.2%</b>	+ 1.9%	98.3%	<b>99.3%</b>	+ 1.0%
Inventory of Homes for Sale	5,727	<b>2,962</b>	- 48.3%	--	--	--
Months Supply of Inventory	2.8	<b>1.4</b>	- 50.0%	--	--	--

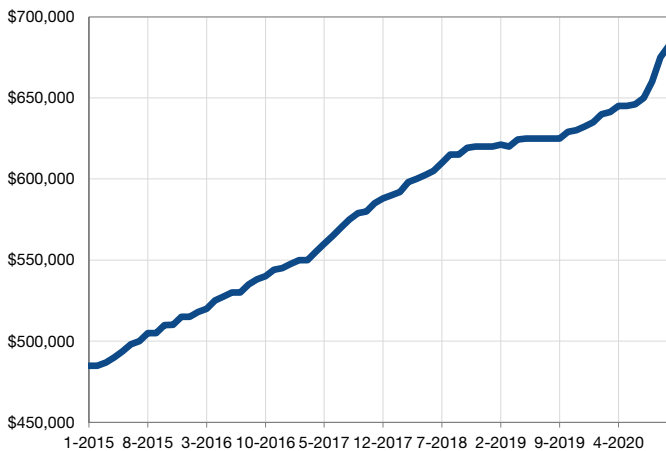
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	October			Rolling 12 Months		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	1,413	<b>1,495</b>	+ 5.8%	16,526	<b>15,838</b>	- 4.2%
Pending Sales	944	<b>1,248</b>	+ 32.2%	11,110	<b>11,909</b>	+ 7.2%
Closed Sales	986	<b>1,205</b>	+ 22.2%	10,999	<b>11,391</b>	+ 3.6%
Days on Market Until Sale	32	<b>20</b>	- 37.5%	33	<b>28</b>	- 15.2%
Median Sales Price*	\$425,000	<b>\$475,000</b>	+ 11.8%	\$420,000	<b>\$450,000</b>	+ 7.1%
Average Sales Price*	\$504,202	<b>\$557,805</b>	+ 10.6%	\$493,686	<b>\$529,448</b>	+ 7.2%
Percent of Original List Price Received*	97.9%	<b>99.6%</b>	+ 1.7%	97.6%	<b>98.8%</b>	+ 1.2%
Percent of List Price Received*	99.0%	<b>100.0%</b>	+ 1.0%	98.8%	<b>99.4%</b>	+ 0.6%
Inventory of Homes for Sale	2,495	<b>1,659</b>	- 33.5%	--	--	--
Months Supply of Inventory	2.7	<b>1.7</b>	- 37.0%	--	--	--

\* 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.

**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 —

