



Local Market Update for October 2020

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

South San Diego County

ZIP Codes: 91902, 91910, 91911, 91913, 91914, 91915, 91932, 91950, 92154, 92173

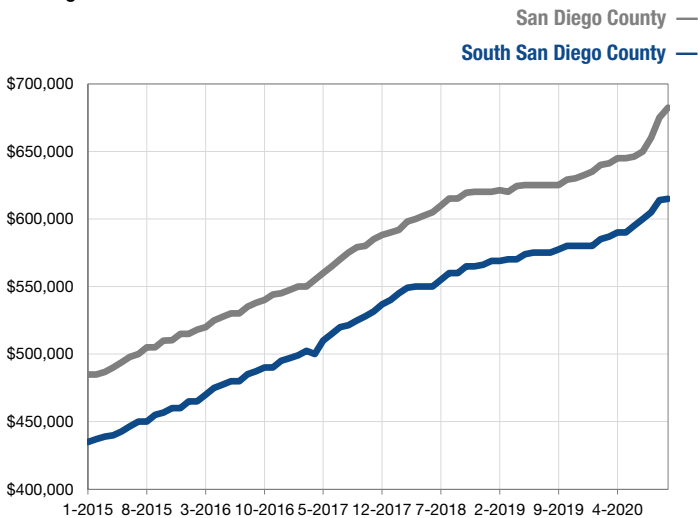
Detached Single-Family	October			Rolling 12 Months		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	208	199	- 4.3%	2,916	2,396	- 17.8%
Pending Sales	178	180	+ 1.1%	2,218	2,046	- 7.8%
Closed Sales	176	189	+ 7.4%	2,165	2,014	- 7.0%
Days on Market Until Sale	33	14	- 57.6%	34	23	- 32.4%
Median Sales Price*	\$589,950	\$625,000	+ 5.9%	\$580,000	\$615,000	+ 6.0%
Average Sales Price*	\$616,011	\$678,551	+ 10.2%	\$595,240	\$641,254	+ 7.7%
Percent of Original List Price Received*	97.8%	101.6%	+ 3.9%	97.8%	99.9%	+ 2.1%
Percent of List Price Received*	99.0%	101.1%	+ 2.1%	98.9%	100.0%	+ 1.1%
Inventory of Homes for Sale	404	167	- 58.7%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--

* 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.

Attached Single-Family	October			Rolling 12 Months		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	128	123	- 3.9%	1,527	1,328	- 13.0%
Pending Sales	99	108	+ 9.1%	1,156	1,123	- 2.9%
Closed Sales	90	87	- 3.3%	1,125	1,104	- 1.9%
Days on Market Until Sale	25	15	- 40.0%	34	22	- 35.3%
Median Sales Price*	\$419,000	\$447,500	+ 6.8%	\$401,825	\$430,000	+ 7.0%
Average Sales Price*	\$433,782	\$452,814	+ 4.4%	\$403,855	\$433,643	+ 7.4%
Percent of Original List Price Received*	99.6%	100.5%	+ 0.9%	98.7%	99.9%	+ 1.2%
Percent of List Price Received*	99.9%	100.9%	+ 1.0%	99.7%	100.2%	+ 0.5%
Inventory of Homes for Sale	191	77	- 59.7%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--

* 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



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

