Local Market Update for December 2020

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



North San Diego County

Zip Codes: 92003, 92007, 92008, 92009, 92010, 92011, 92014, 92024, 92025, 92026, 92027, 92028, 92029, 92054, 92056, 92057, 92058, 92059, 92061, 92064, 92065, 92067, 92069, 92075, 92078, 92081, 92082, 92083, 92084, 92091, 92127, 92128, 92129, 92130

Detached Single-Family	December			Rolling 12 Months			
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change	
New Listings	634	631	- 0.5%	17,065	15,099	- 11.5%	
Pending Sales	671	753	+ 12.2%	11,909	12,553	+ 5.4%	
Closed Sales	934	1,062	+ 13.7%	11,763	12,256	+ 4.2%	
Days on Market Until Sale	43	22	- 48.8%	39	29	- 25.6%	
Median Sales Price*	\$691,449	\$805,000	+ 16.4%	\$682,500	\$750,000	+ 9.9%	
Average Sales Price*	\$872,941	\$1,040,327	+ 19.2%	\$867,507	\$977,473	+ 12.7%	
Percent of Original List Price Received*	96.2%	99.5%	+ 3.4%	96.7%	98.5%	+ 1.9%	
Percent of List Price Received*	98.0%	100.1%	+ 2.1%	98.2%	99.3%	+ 1.1%	
Inventory of Homes for Sale	2,402	900	- 62.5%				
Months Supply of Inventory	2.4	0.9	- 62.5%				

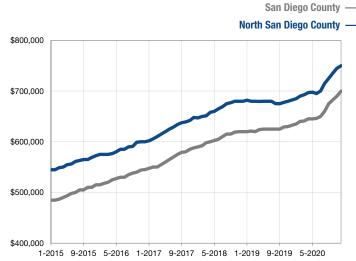
^{*} Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	December			Rolling 12 Months			
Key Metrics	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change	
New Listings	244	252	+ 3.3%	5,354	4,951	- 7.5%	
Pending Sales	194	316	+ 62.9%	3,763	4,155	+ 10.4%	
Closed Sales	320	384	+ 20.0%	3,734	4,002	+ 7.2%	
Days on Market Until Sale	41	22	- 46.3%	34	27	- 20.6%	
Median Sales Price*	\$469,500	\$525,000	+ 11.8%	\$455,000	\$495,000	+ 8.8%	
Average Sales Price*	\$508,393	\$592,237	+ 16.5%	\$509,225	\$551,273	+ 8.3%	
Percent of Original List Price Received*	97.1%	99.5%	+ 2.5%	97.4%	98.9%	+ 1.5%	
Percent of List Price Received*	98.5%	100.0%	+ 1.5%	98.6%	99.5%	+ 0.9%	
Inventory of Homes for Sale	725	244	- 66.3%				
Months Supply of Inventory	2.3	0.7	- 69.6%				

^{*} 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

