

# Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 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

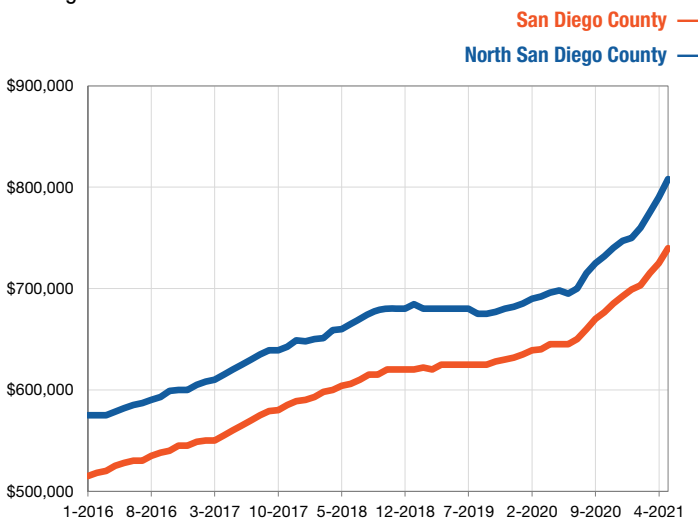
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
<b>Key Metrics</b>						
New Listings	1,461	<b>1,207</b>	- 17.4%	15,174	<b>15,014</b>	- 1.1%
Pending Sales	1,039	<b>1,211</b>	+ 16.6%	10,794	<b>13,805</b>	+ 27.9%
Closed Sales	627	<b>1,082</b>	+ 72.6%	10,841	<b>13,529</b>	+ 24.8%
Days on Market Until Sale	31	<b>16</b>	- 48.4%	38	<b>23</b>	- 39.5%
Median Sales Price*	\$722,111	<b>\$950,000</b>	+ 31.6%	\$698,000	<b>\$808,000</b>	+ 15.8%
Average Sales Price*	\$892,536	<b>\$1,294,300</b>	+ 45.0%	\$881,945	<b>\$1,074,178</b>	+ 21.8%
Percent of Original List Price Received*	97.4%	<b>104.9%</b>	+ 7.7%	97.0%	<b>100.4%</b>	+ 3.5%
Percent of List Price Received*	98.3%	<b>104.3%</b>	+ 6.1%	98.4%	<b>100.7%</b>	+ 2.3%
Inventory of Homes for Sale	2,559	<b>954</b>	- 62.7%	--	--	--
Months Supply of Inventory	2.8	<b>0.8</b>	- 71.4%	--	--	--

\* 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	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
<b>Key Metrics</b>						
New Listings	461	<b>426</b>	- 7.6%	5,433	<b>4,909</b>	- 9.6%
Pending Sales	382	<b>412</b>	+ 7.9%	3,989	<b>4,561</b>	+ 14.3%
Closed Sales	226	<b>372</b>	+ 64.6%	3,996	<b>4,499</b>	+ 12.6%
Days on Market Until Sale	26	<b>10</b>	- 61.5%	32	<b>21</b>	- 34.4%
Median Sales Price*	\$465,000	<b>\$579,751</b>	+ 24.7%	\$466,250	<b>\$527,000</b>	+ 13.0%
Average Sales Price*	\$523,890	<b>\$658,345</b>	+ 25.7%	\$528,312	<b>\$602,841</b>	+ 14.1%
Percent of Original List Price Received*	98.0%	<b>104.4%</b>	+ 6.5%	97.7%	<b>100.5%</b>	+ 2.9%
Percent of List Price Received*	98.9%	<b>104.2%</b>	+ 5.4%	98.8%	<b>100.7%</b>	+ 1.9%
Inventory of Homes for Sale	744	<b>249</b>	- 66.5%	--	--	--
Months Supply of Inventory	2.2	<b>0.7</b>	- 68.2%	--	--	--

\* 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.

**Median Sales Price – Detached Single-Family**  
Rolling 12-Month Calculation



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

