Local Market Update for May 2020

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

North San Diego County Association of REALTORS®
HOMEDEX

92007 - Cardiff

North San Diego County

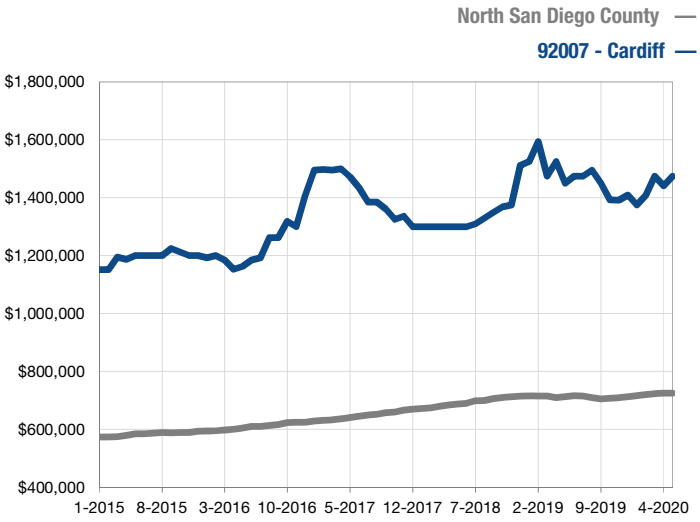
Detached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	16	**18**	+ 12.5%	152	**132**	- 13.2%
Pending Sales	4	**4**	0.0%	85	**76**	- 10.6%
Closed Sales	8	**3**	- 62.5%	85	**78**	- 8.2%
Days on Market Until Sale	10	**53**	+ 430.0%	34	**48**	+ 41.2%
Median Sales Price*	$1,321,000	**$1,335,000**	+ 1.1%	$1,450,000	**$1,475,000**	+ 1.7%
Average Sales Price*	$1,374,250	**$1,428,333**	+ 3.9%	$1,716,425	**$1,615,922**	- 5.9%
Percent of Original List Price Received*	95.9%	**82.0%**	- 14.5%	94.8%	**93.3%**	- 1.6%
Percent of List Price Received*	97.1%	**94.2%**	- 3.0%	96.8%	**96.6%**	- 0.2%
Inventory of Homes for Sale	29	**28**	- 3.4%	--	--	--
Months Supply of Inventory	4.1	**4.4**	+ 7.3%	--	--	--

* 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.

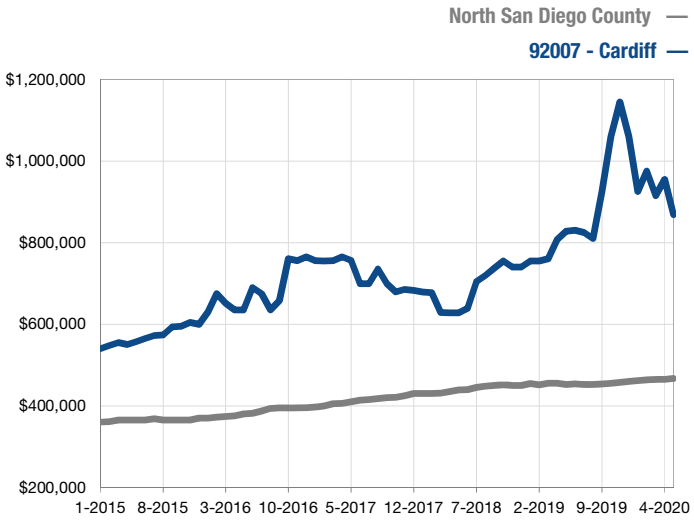
Attached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	9	**7**	- 22.2%	87	**77**	- 11.5%
Pending Sales	6	**7**	+ 16.7%	54	**38**	- 29.6%
Closed Sales	8	**6**	- 25.0%	56	**43**	- 23.2%
Days on Market Until Sale	40	**19**	- 52.5%	33	**32**	- 3.0%
Median Sales Price*	$1,287,500	**$817,450**	- 36.5%	$827,500	**$869,000**	+ 5.0%
Average Sales Price*	$1,201,121	**$1,159,983**	- 3.4%	$1,112,281	**$1,123,174**	+ 1.0%
Percent of Original List Price Received*	99.8%	**98.1%**	- 1.7%	97.9%	**97.8%**	- 0.1%
Percent of List Price Received*	100.0%	**98.6%**	- 1.4%	98.8%	**98.6%**	- 0.2%
Inventory of Homes for Sale	9	**15**	+ 66.7%	--	--	--
Months Supply of Inventory	2.0	**4.7**	+ 135.0%	--	--	--

* 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



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Local Market Update for May 2020

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North San Diego County Association of REALTORS®
HOMEDEX

92008 - Carlsbad

North San Diego County

Detached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	38	**18**	- 52.6%	308	**262**	- 14.9%
Pending Sales	18	**14**	- 22.2%	179	**178**	- 0.6%
Closed Sales	20	**8**	- 60.0%	183	**177**	- 3.3%
Days on Market Until Sale	27	**36**	+ 33.3%	39	**35**	- 10.3%
Median Sales Price*	$1,067,500	**$1,465,000**	+ 37.2%	$976,000	**$1,025,000**	+ 5.0%
Average Sales Price*	$1,104,592	**$1,314,250**	+ 19.0%	$1,197,601	**$1,106,835**	- 7.6%
Percent of Original List Price Received*	96.3%	**96.0%**	- 0.3%	95.8%	**96.8%**	+ 1.0%
Percent of List Price Received*	96.8%	**96.8%**	0.0%	97.6%	**98.2%**	+ 0.6%
Inventory of Homes for Sale	59	**35**	- 40.7%	--	--	--
Months Supply of Inventory	4.0	**2.4**	- 40.0%	--	--	--

* 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	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	20	**23**	+ 15.0%	199	**230**	+ 15.6%
Pending Sales	9	**13**	+ 44.4%	120	**126**	+ 5.0%
Closed Sales	11	**5**	- 54.5%	123	**114**	- 7.3%
Days on Market Until Sale	29	**45**	+ 55.2%	38	**43**	+ 13.2%
Median Sales Price*	$717,000	**$680,000**	- 5.2%	$700,000	**$685,000**	- 2.1%
Average Sales Price*	$775,426	**$652,800**	- 15.8%	$834,399	**$922,344**	+ 10.5%
Percent of Original List Price Received*	97.0%	**97.8%**	+ 0.8%	96.8%	**96.5%**	- 0.3%
Percent of List Price Received*	97.8%	**97.8%**	0.0%	97.9%	**97.7%**	- 0.2%
Inventory of Homes for Sale	42	**52**	+ 23.8%	--	--	--
Months Supply of Inventory	4.2	**5.0**	+ 19.0%	--	--	--

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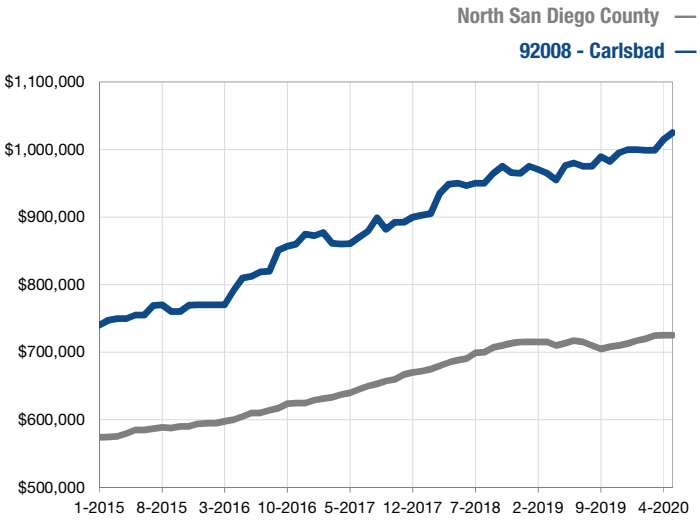
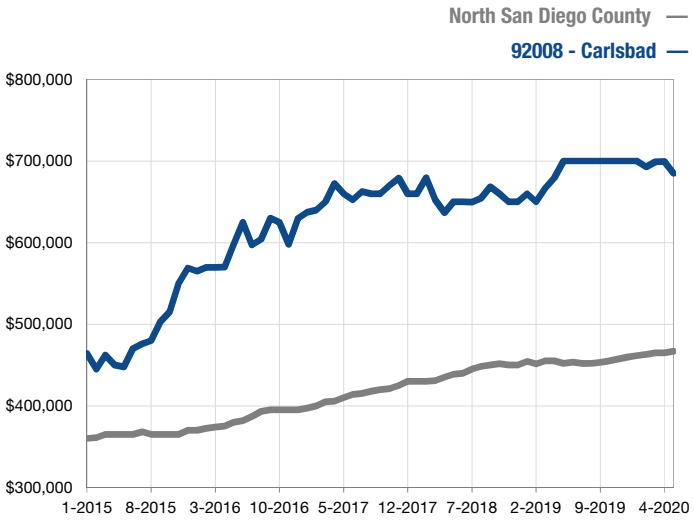
Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



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



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Local Market Update for May 2020

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North San Diego County Association of REALTORS®
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92009 - Carlsbad

North San Diego County

Detached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	66	**73**	+ 10.6%	689	**587**	- 14.8%
Pending Sales	60	**52**	- 13.3%	456	**424**	- 7.0%
Closed Sales	45	**22**	- 51.1%	450	**431**	- 4.2%
Days on Market Until Sale	31	**26**	- 16.1%	30	**26**	- 13.3%
Median Sales Price*	$1,070,000	**$1,290,000**	+ 20.6%	$1,076,825	**$1,135,000**	+ 5.4%
Average Sales Price*	$1,165,593	**$1,323,182**	+ 13.5%	$1,139,902	**$1,155,462**	+ 1.4%
Percent of Original List Price Received*	97.5%	**98.3%**	+ 0.8%	96.9%	**98.1%**	+ 1.2%
Percent of List Price Received*	98.5%	**98.6%**	+ 0.1%	98.3%	**98.9%**	+ 0.6%
Inventory of Homes for Sale	82	**74**	- 9.8%	--	--	--
Months Supply of Inventory	2.2	**2.1**	- 4.5%	--	--	--

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Attached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	42	**34**	- 19.0%	428	**410**	- 4.2%
Pending Sales	27	**37**	+ 37.0%	256	**282**	+ 10.2%
Closed Sales	30	**14**	- 53.3%	266	**268**	+ 0.8%
Days on Market Until Sale	23	**15**	- 34.8%	32	**33**	+ 3.1%
Median Sales Price*	$519,000	**$602,750**	+ 16.1%	$509,450	**$515,000**	+ 1.1%
Average Sales Price*	$544,700	**$591,464**	+ 8.6%	$527,603	**$541,920**	+ 2.7%
Percent of Original List Price Received*	97.7%	**98.1%**	+ 0.4%	97.4%	**97.5%**	+ 0.1%
Percent of List Price Received*	98.8%	**98.6%**	- 0.2%	98.4%	**98.6%**	+ 0.2%
Inventory of Homes for Sale	69	**47**	- 31.9%	--	--	--
Months Supply of Inventory	3.2	**2.0**	- 37.5%	--	--	--

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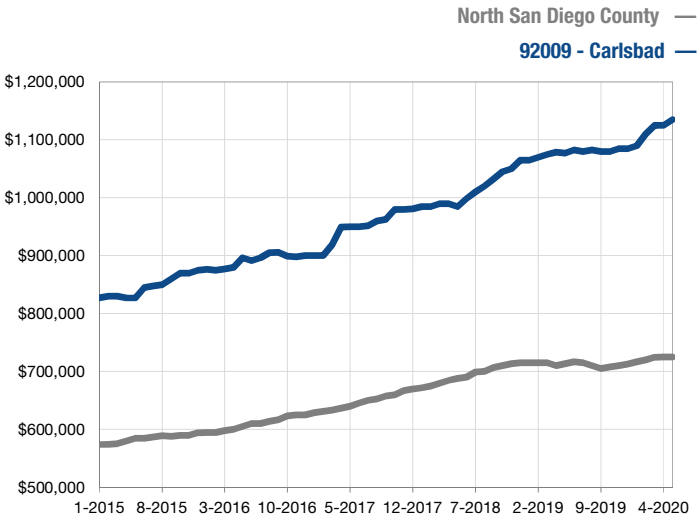
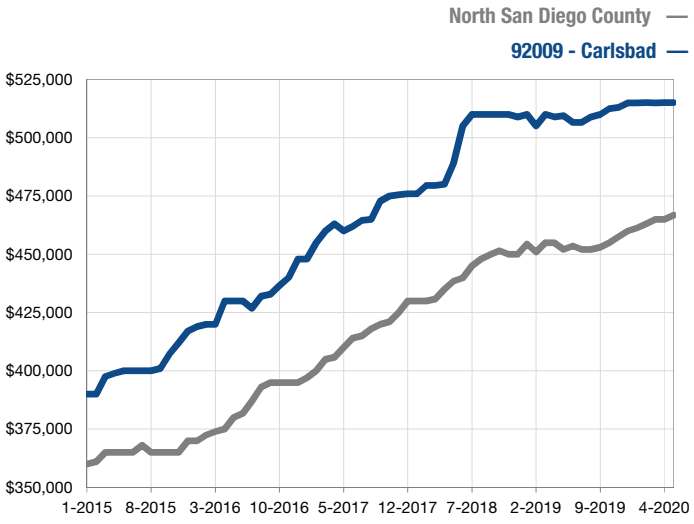
Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation



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Local Market Update for May 2020

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North San Diego County Association of REALTORS®
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92010 - Carlsbad

North San Diego County

Detached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	32	**21**	- 34.4%	246	**199**	- 19.1%
Pending Sales	16	**22**	+ 37.5%	145	**145**	0.0%
Closed Sales	14	**10**	- 28.6%	154	**131**	- 14.9%
Days on Market Until Sale	22	**10**	- 54.5%	32	**33**	+ 3.1%
Median Sales Price*	$839,707	**$824,500**	- 1.8%	$839,707	**$869,000**	+ 3.5%
Average Sales Price*	$863,069	**$843,638**	- 2.3%	$945,206	**$897,853**	- 5.0%
Percent of Original List Price Received*	97.3%	**99.9%**	+ 2.7%	97.8%	**98.6%**	+ 0.8%
Percent of List Price Received*	98.8%	**100.1%**	+ 1.3%	99.1%	**99.3%**	+ 0.2%
Inventory of Homes for Sale	37	**15**	- 59.5%	--	--	--
Months Supply of Inventory	3.1	**1.2**	- 61.3%	--	--	--

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Attached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	22	**8**	- 63.6%	260	**169**	- 35.0%
Pending Sales	13	**11**	- 15.4%	98	**120**	+ 22.4%
Closed Sales	7	**8**	+ 14.3%	92	**120**	+ 30.4%
Days on Market Until Sale	24	**20**	- 16.7%	27	**25**	- 7.4%
Median Sales Price*	$600,000	**$624,000**	+ 4.0%	$562,015	**$588,995**	+ 4.8%
Average Sales Price*	$578,141	**$630,110**	+ 9.0%	$554,880	**$583,476**	+ 5.2%
Percent of Original List Price Received*	99.2%	**99.0%**	- 0.2%	99.0%	**98.8%**	- 0.2%
Percent of List Price Received*	99.5%	**100.3%**	+ 0.8%	99.8%	**99.7%**	- 0.1%
Inventory of Homes for Sale	23	**7**	- 69.6%	--	--	--
Months Supply of Inventory	2.8	**0.7**	- 75.0%	--	--	--

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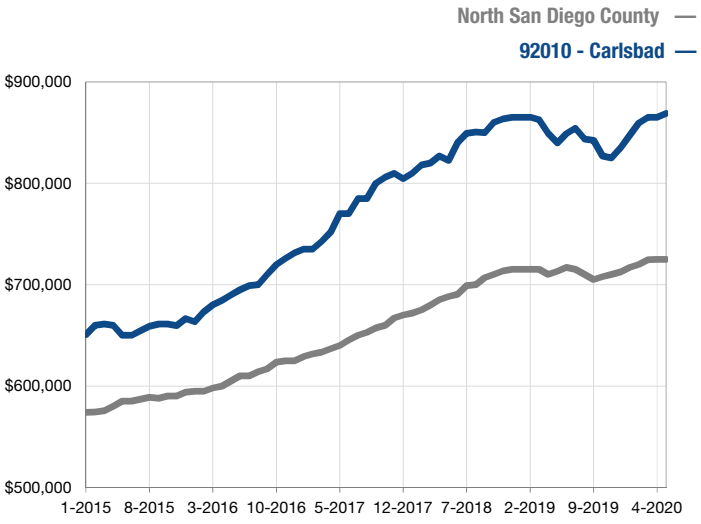
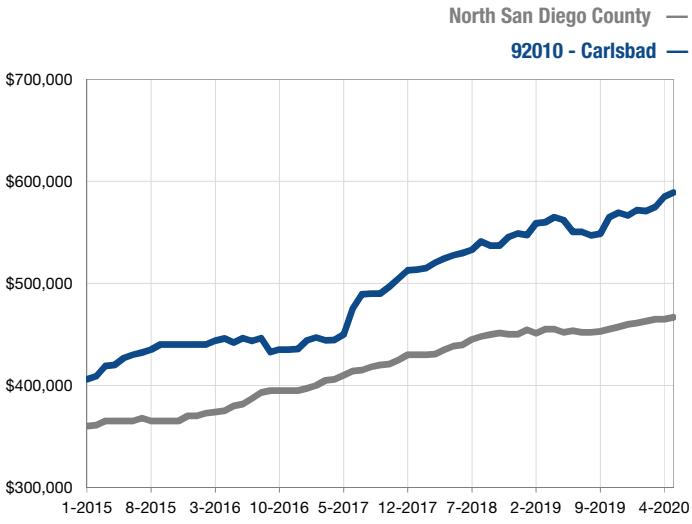
Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



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



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Local Market Update for May 2020

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North San Diego County Association of REALTORS®
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92011 - Carlsbad

North San Diego County

Detached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	32	**41**	+ 28.1%	358	**310**	- 13.4%
Pending Sales	16	**25**	+ 56.3%	219	**201**	- 8.2%
Closed Sales	16	**9**	- 43.8%	229	**194**	- 15.3%
Days on Market Until Sale	23	**18**	- 21.7%	34	**35**	+ 2.9%
Median Sales Price*	$1,077,500	**$1,238,250**	+ 14.9%	$1,058,000	**$1,140,500**	+ 7.8%
Average Sales Price*	$1,090,219	**$1,124,861**	+ 3.2%	$1,111,627	**$1,148,676**	+ 3.3%
Percent of Original List Price Received*	97.5%	**98.1%**	+ 0.6%	97.0%	**97.0%**	0.0%
Percent of List Price Received*	97.9%	**98.3%**	+ 0.4%	98.7%	**98.0%**	- 0.7%
Inventory of Homes for Sale	49	**47**	- 4.1%	--	--	--
Months Supply of Inventory	2.7	**2.8**	+ 3.7%	--	--	--

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Attached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	17	**11**	- 35.3%	199	**137**	- 31.2%
Pending Sales	14	**4**	- 71.4%	126	**99**	- 21.4%
Closed Sales	10	**4**	- 60.0%	118	**107**	- 9.3%
Days on Market Until Sale	24	**19**	- 20.8%	32	**32**	0.0%
Median Sales Price*	$567,750	**$650,000**	+ 14.5%	$631,000	**$647,500**	+ 2.6%
Average Sales Price*	$585,600	**$689,000**	+ 17.7%	$649,065	**$664,680**	+ 2.4%
Percent of Original List Price Received*	97.1%	**98.4%**	+ 1.3%	96.5%	**97.4%**	+ 0.9%
Percent of List Price Received*	98.0%	**99.5%**	+ 1.5%	98.2%	**98.7%**	+ 0.5%
Inventory of Homes for Sale	22	**16**	- 27.3%	--	--	--
Months Supply of Inventory	2.1	**1.9**	- 9.5%	--	--	--

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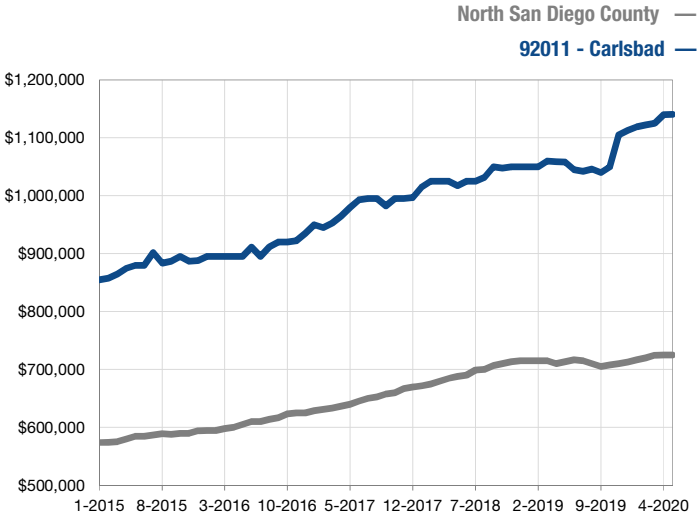
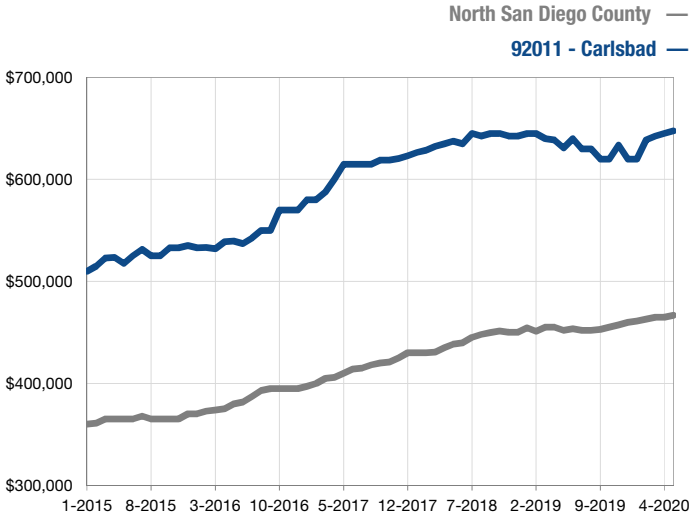
Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



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



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Local Market Update for May 2020

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North San Diego County Association of REALTORS®
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92014 - Del Mar

North San Diego County

Detached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	25	**32**	+ 28.0%	300	**254**	- 15.3%
Pending Sales	13	**14**	+ 7.7%	137	**141**	+ 2.9%
Closed Sales	21	**10**	- 52.4%	138	**140**	+ 1.4%
Days on Market Until Sale	49	**17**	- 65.3%	61	**59**	- 3.3%
Median Sales Price*	$1,785,000	**$1,551,985**	- 13.1%	$2,000,000	**$2,002,500**	+ 0.1%
Average Sales Price*	$1,947,095	**$1,878,647**	- 3.5%	$2,514,276	**$3,140,278**	+ 24.9%
Percent of Original List Price Received*	93.6%	**96.0%**	+ 2.6%	91.5%	**93.3%**	+ 2.0%
Percent of List Price Received*	95.0%	**97.8%**	+ 2.9%	94.5%	**95.5%**	+ 1.1%
Inventory of Homes for Sale	74	**61**	- 17.6%	--	--	--
Months Supply of Inventory	6.5	**5.2**	- 20.0%	--	--	--

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Attached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	9	**8**	- 11.1%	111	**105**	- 5.4%
Pending Sales	9	**5**	- 44.4%	65	**52**	- 20.0%
Closed Sales	9	**0**	- 100.0%	58	**55**	- 5.2%
Days on Market Until Sale	78	**0**	- 100.0%	42	**47**	+ 11.9%
Median Sales Price*	$1,110,000	**$0**	- 100.0%	$1,125,000	**$1,087,000**	- 3.4%
Average Sales Price*	$1,036,778	**$0**	- 100.0%	$1,113,842	**$1,064,825**	- 4.4%
Percent of Original List Price Received*	96.6%	**0.0%**	- 100.0%	96.0%	**95.5%**	- 0.5%
Percent of List Price Received*	98.3%	**0.0%**	- 100.0%	97.7%	**97.3%**	- 0.4%
Inventory of Homes for Sale	24	**24**	0.0%	--	--	--
Months Supply of Inventory	4.4	**5.1**	+ 15.9%	--	--	--

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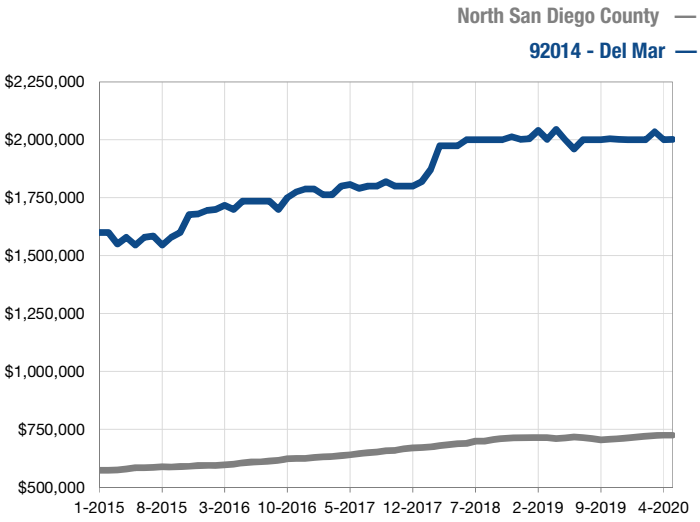
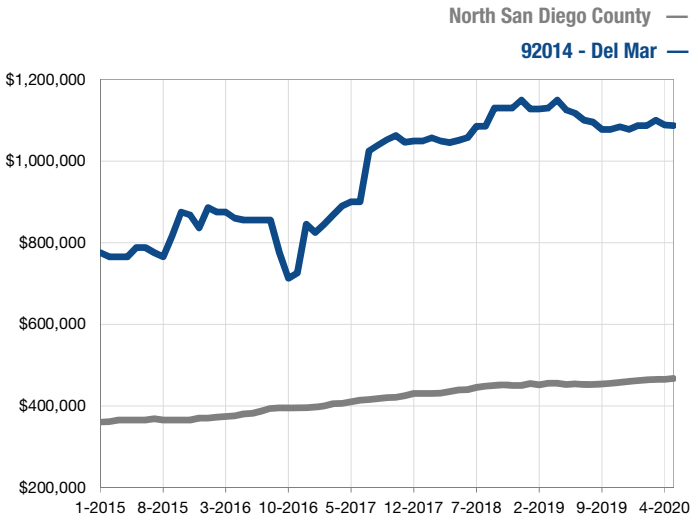
Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



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



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Local Market Update for May 2020

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92024 - Encinitas

North San Diego County

Detached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	62	**63**	+ 1.6%	650	**648**	- 0.3%
Pending Sales	38	**31**	- 18.4%	418	**395**	- 5.5%
Closed Sales	48	**27**	- 43.8%	421	**394**	- 6.4%
Days on Market Until Sale	30	**18**	- 40.0%	36	**30**	- 16.7%
Median Sales Price*	$1,342,500	**$1,220,000**	- 9.1%	$1,350,000	**$1,381,025**	+ 2.3%
Average Sales Price*	$1,597,624	**$1,739,741**	+ 8.9%	$1,579,265	**$1,608,776**	+ 1.9%
Percent of Original List Price Received*	97.2%	**97.1%**	- 0.1%	95.8%	**96.5%**	+ 0.7%
Percent of List Price Received*	98.7%	**98.0%**	- 0.7%	97.7%	**97.8%**	+ 0.1%
Inventory of Homes for Sale	99	**101**	+ 2.0%	--	--	--
Months Supply of Inventory	2.8	**3.1**	+ 10.7%	--	--	--

* 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		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	20	**23**	+ 15.0%	248	**235**	- 5.2%
Pending Sales	19	**16**	- 15.8%	176	**155**	- 11.9%
Closed Sales	23	**8**	- 65.2%	171	**154**	- 9.9%
Days on Market Until Sale	27	**25**	- 7.4%	27	**26**	- 3.7%
Median Sales Price*	$695,000	**$610,000**	- 12.2%	$679,000	**$674,000**	- 0.7%
Average Sales Price*	$842,778	**$668,500**	- 20.7%	$806,550	**$753,788**	- 6.5%
Percent of Original List Price Received*	97.5%	**98.0%**	+ 0.5%	97.6%	**97.8%**	+ 0.2%
Percent of List Price Received*	98.8%	**99.0%**	+ 0.2%	98.7%	**98.7%**	0.0%
Inventory of Homes for Sale	27	**39**	+ 44.4%	--	--	--
Months Supply of Inventory	1.8	**3.0**	+ 66.7%	--	--	--

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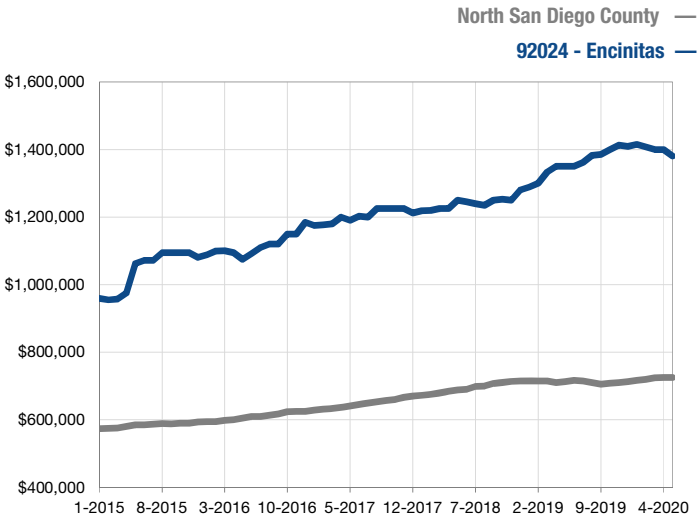
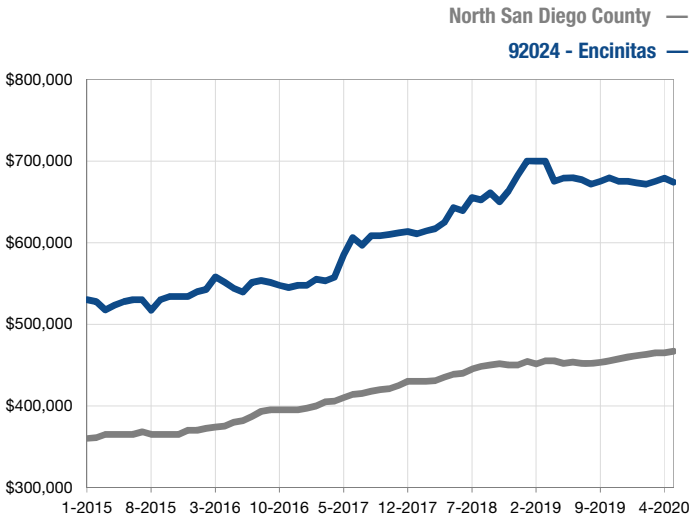
Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation



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Local Market Update for May 2020

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92054 - Oceanside

North San Diego County

Detached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	40	**24**	- 40.0%	347	**290**	- 16.4%
Pending Sales	17	**16**	- 5.9%	228	**212**	- 7.0%
Closed Sales	17	**20**	+ 17.6%	229	**209**	- 8.7%
Days on Market Until Sale	27	**58**	+ 114.8%	32	**30**	- 6.3%
Median Sales Price*	$730,000	**$762,500**	+ 4.5%	$705,000	**$740,000**	+ 5.0%
Average Sales Price*	$703,412	**$888,225**	+ 26.3%	$743,658	**$793,961**	+ 6.8%
Percent of Original List Price Received*	99.1%	**95.2%**	- 3.9%	97.4%	**97.0%**	- 0.4%
Percent of List Price Received*	99.7%	**96.7%**	- 3.0%	98.5%	**98.4%**	- 0.1%
Inventory of Homes for Sale	49	**39**	- 20.4%	--	--	--
Months Supply of Inventory	2.6	**2.2**	- 15.4%	--	--	--

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Attached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	37	**38**	+ 2.7%	329	**349**	+ 6.1%
Pending Sales	21	**29**	+ 38.1%	180	**199**	+ 10.6%
Closed Sales	24	**17**	- 29.2%	183	**196**	+ 7.1%
Days on Market Until Sale	44	**39**	- 11.4%	40	**51**	+ 27.5%
Median Sales Price*	$690,000	**$550,000**	- 20.3%	$595,000	**$602,500**	+ 1.3%
Average Sales Price*	$670,985	**$669,646**	- 0.2%	$660,956	**$668,243**	+ 1.1%
Percent of Original List Price Received*	97.0%	**94.7%**	- 2.4%	96.8%	**95.9%**	- 0.9%
Percent of List Price Received*	98.2%	**96.5%**	- 1.7%	97.9%	**97.5%**	- 0.4%
Inventory of Homes for Sale	88	**68**	- 22.7%	--	--	--
Months Supply of Inventory	5.9	**4.1**	- 30.5%	--	--	--

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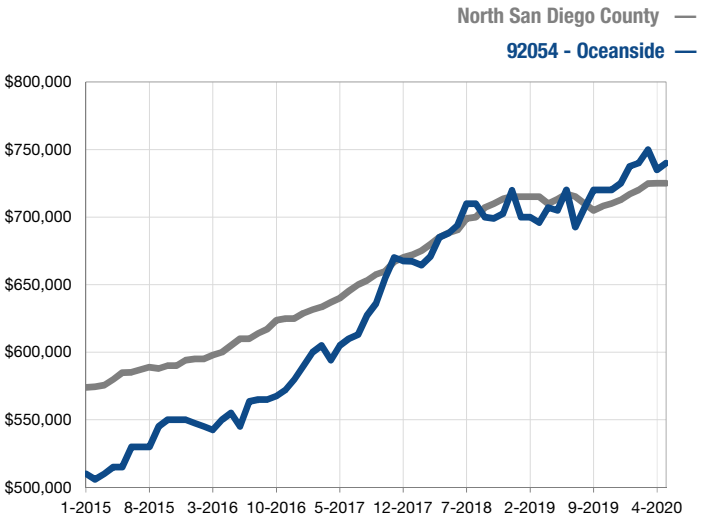
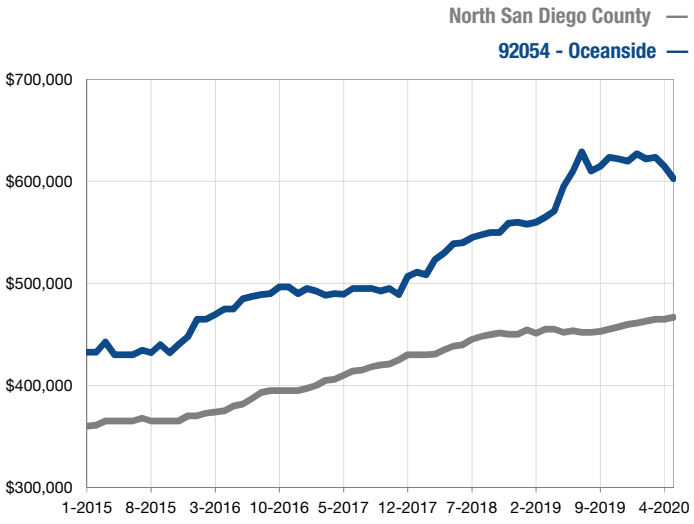
Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



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



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Local Market Update for May 2020

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92056 - Oceanside

North San Diego County

Detached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	57	**48**	- 15.8%	644	**541**	- 16.0%
Pending Sales	35	**38**	+ 8.6%	453	**448**	- 1.1%
Closed Sales	50	**25**	- 50.0%	460	**444**	- 3.5%
Days on Market Until Sale	18	**10**	- 44.4%	28	**24**	- 14.3%
Median Sales Price*	$601,000	**$602,000**	+ 0.2%	$575,000	**$585,000**	+ 1.7%
Average Sales Price*	$623,130	**$613,456**	- 1.6%	$588,268	**$599,927**	+ 2.0%
Percent of Original List Price Received*	99.0%	**99.2%**	+ 0.2%	97.6%	**99.0%**	+ 1.4%
Percent of List Price Received*	99.3%	**99.3%**	0.0%	98.8%	**99.5%**	+ 0.7%
Inventory of Homes for Sale	60	**43**	- 28.3%	--	--	--
Months Supply of Inventory	1.6	**1.2**	- 25.0%	--	--	--

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Attached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	39	**28**	- 28.2%	544	**412**	- 24.3%
Pending Sales	35	**33**	- 5.7%	333	**317**	- 4.8%
Closed Sales	34	**14**	- 58.8%	331	**311**	- 6.0%
Days on Market Until Sale	24	**20**	- 16.7%	33	**31**	- 6.1%
Median Sales Price*	$417,500	**$418,500**	+ 0.2%	$415,000	**$419,000**	+ 1.0%
Average Sales Price*	$459,008	**$443,107**	- 3.5%	$457,115	**$455,369**	- 0.4%
Percent of Original List Price Received*	99.1%	**98.1%**	- 1.0%	97.5%	**97.9%**	+ 0.4%
Percent of List Price Received*	99.0%	**99.5%**	+ 0.5%	98.5%	**98.7%**	+ 0.2%
Inventory of Homes for Sale	56	**35**	- 37.5%	--	--	--
Months Supply of Inventory	2.0	**1.3**	- 35.0%	--	--	--

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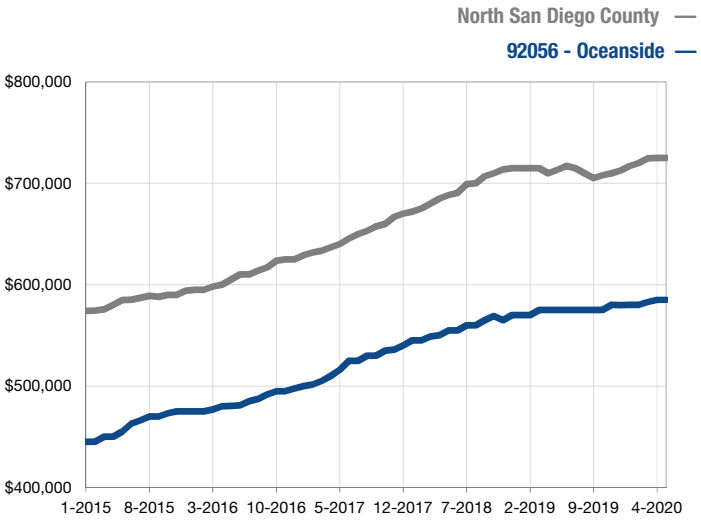
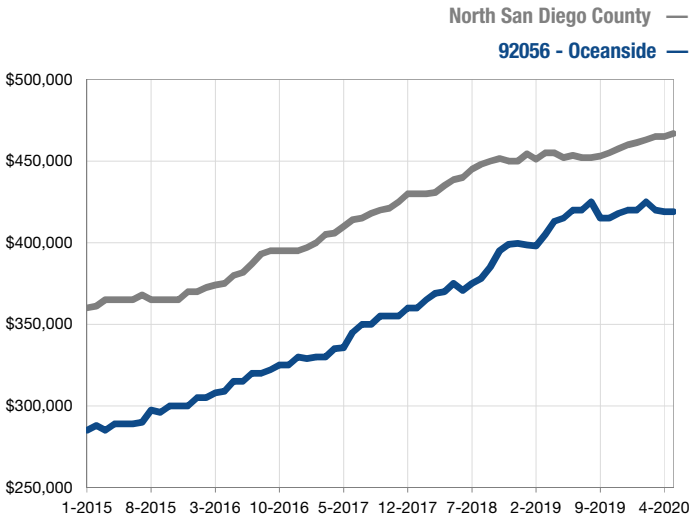
Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



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



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Local Market Update for May 2020

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92057 - Oceanside

North San Diego County

Detached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	92	**57**	- 38.0%	772	**692**	- 10.4%
Pending Sales	53	**65**	+ 22.6%	568	**574**	+ 1.1%
Closed Sales	43	**39**	- 9.3%	559	**560**	+ 0.2%
Days on Market Until Sale	23	**19**	- 17.4%	34	**27**	- 20.6%
Median Sales Price*	$563,000	**$596,000**	+ 5.9%	$555,000	**$585,000**	+ 5.4%
Average Sales Price*	$595,756	**$587,479**	- 1.4%	$560,813	**$585,052**	+ 4.3%
Percent of Original List Price Received*	98.2%	**99.8%**	+ 1.6%	97.9%	**98.4%**	+ 0.5%
Percent of List Price Received*	98.9%	**100.1%**	+ 1.2%	99.2%	**99.2%**	0.0%
Inventory of Homes for Sale	114	**55**	- 51.8%	--	--	--
Months Supply of Inventory	2.4	**1.1**	- 54.2%	--	--	--

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Attached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	48	**29**	- 39.6%	486	**435**	- 10.5%
Pending Sales	33	**36**	+ 9.1%	356	**330**	- 7.3%
Closed Sales	30	**25**	- 16.7%	342	**326**	- 4.7%
Days on Market Until Sale	36	**26**	- 27.8%	38	**26**	- 31.6%
Median Sales Price*	$330,000	**$375,000**	+ 13.6%	$330,389	**$350,000**	+ 5.9%
Average Sales Price*	$331,290	**$361,466**	+ 9.1%	$332,264	**$350,201**	+ 5.4%
Percent of Original List Price Received*	98.3%	**98.4%**	+ 0.1%	96.6%	**98.1%**	+ 1.6%
Percent of List Price Received*	99.2%	**99.2%**	0.0%	98.2%	**99.1%**	+ 0.9%
Inventory of Homes for Sale	51	**40**	- 21.6%	--	--	--
Months Supply of Inventory	1.7	**1.5**	- 11.8%	--	--	--

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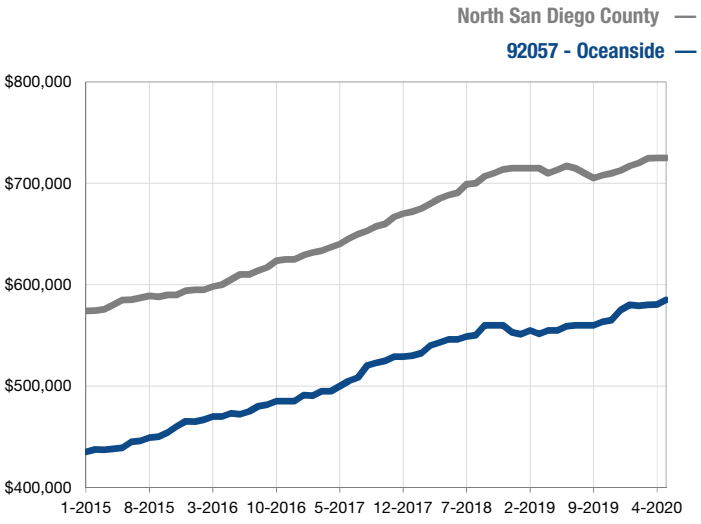
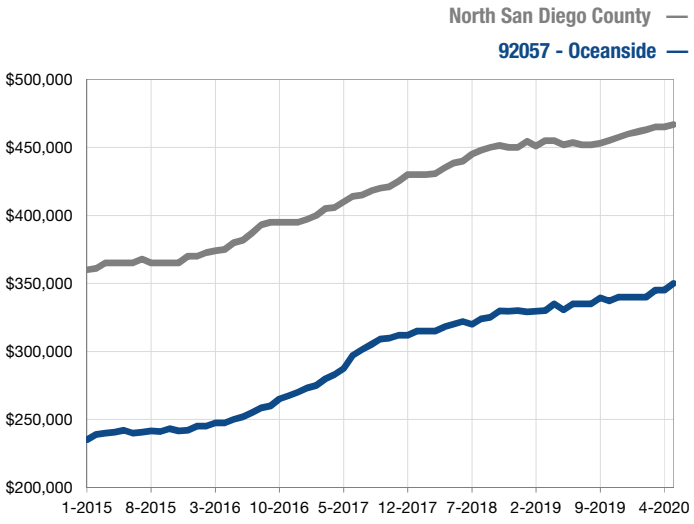
Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



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



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Local Market Update for May 2020

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92058 - Oceanside

North San Diego County

Detached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	20	**8**	- 60.0%	199	**139**	- 30.2%
Pending Sales	13	**8**	- 38.5%	136	**116**	- 14.7%
Closed Sales	17	**5**	- 70.6%	140	**113**	- 19.3%
Days on Market Until Sale	23	**17**	- 26.1%	27	**27**	0.0%
Median Sales Price*	$562,500	**$650,000**	+ 15.6%	$525,750	**$554,000**	+ 5.4%
Average Sales Price*	$567,676	**$624,780**	+ 10.1%	$536,436	**$550,127**	+ 2.6%
Percent of Original List Price Received*	98.3%	**98.4%**	+ 0.1%	97.5%	**98.1%**	+ 0.6%
Percent of List Price Received*	99.0%	**99.1%**	+ 0.1%	98.7%	**99.1%**	+ 0.4%
Inventory of Homes for Sale	23	**7**	- 69.6%	--	--	--
Months Supply of Inventory	2.0	**0.7**	- 65.0%	--	--	--

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Attached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	13	**12**	- 7.7%	114	**117**	+ 2.6%
Pending Sales	11	**12**	+ 9.1%	88	**103**	+ 17.0%
Closed Sales	6	**7**	+ 16.7%	89	**101**	+ 13.5%
Days on Market Until Sale	39	**24**	- 38.5%	30	**24**	- 20.0%
Median Sales Price*	$343,500	**$383,000**	+ 11.5%	$342,500	**$354,000**	+ 3.4%
Average Sales Price*	$359,500	**$380,414**	+ 5.8%	$351,312	**$360,238**	+ 2.5%
Percent of Original List Price Received*	98.2%	**98.6%**	+ 0.4%	98.6%	**99.0%**	+ 0.4%
Percent of List Price Received*	99.2%	**99.7%**	+ 0.5%	99.3%	**99.7%**	+ 0.4%
Inventory of Homes for Sale	17	**10**	- 41.2%	--	--	--
Months Supply of Inventory	2.3	**1.2**	- 47.8%	--	--	--

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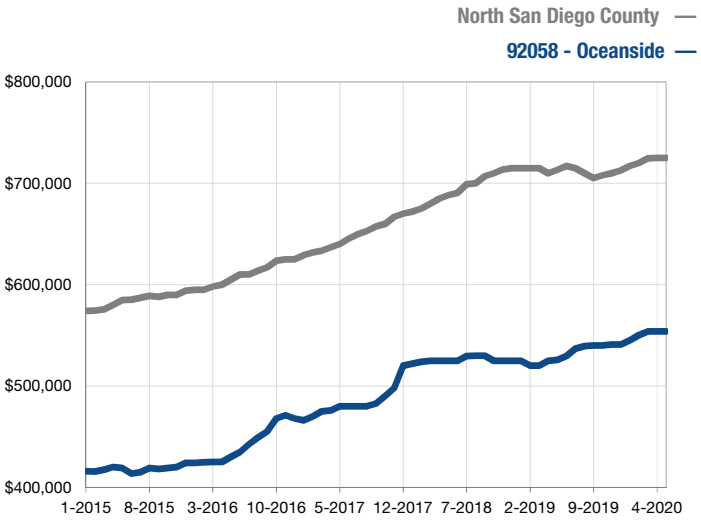
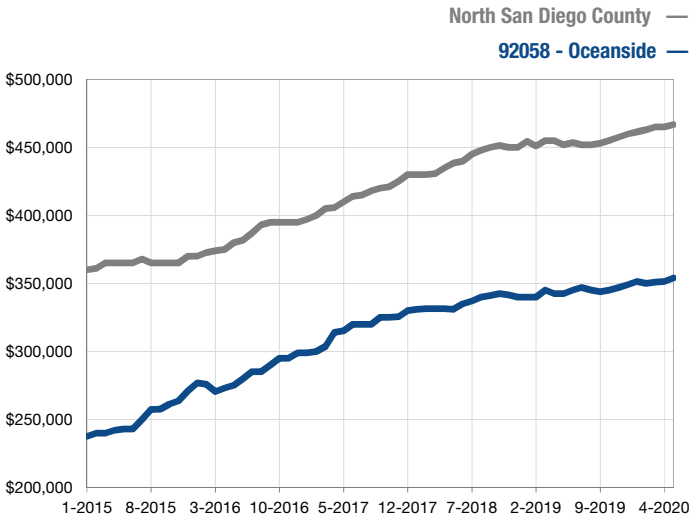
Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



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



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Local Market Update for May 2020

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92075 - Solana Beach

North San Diego County

Detached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	22	**10**	- 54.5%	158	**135**	- 14.6%
Pending Sales	10	**4**	- 60.0%	82	**81**	- 1.2%
Closed Sales	11	**1**	- 90.9%	80	**83**	+ 3.8%
Days on Market Until Sale	31	**3**	- 90.3%	40	**46**	+ 15.0%
Median Sales Price*	$2,255,000	**$1,296,625**	- 42.5%	$1,687,500	**$1,575,000**	- 6.7%
Average Sales Price*	$2,199,545	**$1,296,625**	- 41.1%	$2,075,429	**$1,977,595**	- 4.7%
Percent of Original List Price Received*	101.3%	**96.1%**	- 5.1%	97.2%	**94.3%**	- 3.0%
Percent of List Price Received*	102.3%	**96.1%**	- 6.1%	99.0%	**96.3%**	- 2.7%
Inventory of Homes for Sale	36	**23**	- 36.1%	--	--	--
Months Supply of Inventory	5.3	**3.4**	- 35.8%	--	--	--

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Attached Single-Family	May			Rolling 12 Months		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 5-2019**	**Thru 5-2020**	Percent Change
New Listings	21	**13**	- 38.1%	179	**166**	- 7.3%
Pending Sales	8	**6**	- 25.0%	95	**97**	+ 2.1%
Closed Sales	10	**4**	- 60.0%	94	**100**	+ 6.4%
Days on Market Until Sale	21	**36**	+ 71.4%	35	**43**	+ 22.9%
Median Sales Price*	$729,000	**$1,082,000**	+ 48.4%	$908,500	**$963,500**	+ 6.1%
Average Sales Price*	$799,300	**$1,048,250**	+ 31.1%	$993,900	**$1,001,049**	+ 0.7%
Percent of Original List Price Received*	97.9%	**96.8%**	- 1.1%	95.3%	**96.1%**	+ 0.8%
Percent of List Price Received*	99.4%	**96.8%**	- 2.6%	97.7%	**97.9%**	+ 0.2%
Inventory of Homes for Sale	38	**29**	- 23.7%	--	--	--
Months Supply of Inventory	4.8	**3.6**	- 25.0%	--	--	--

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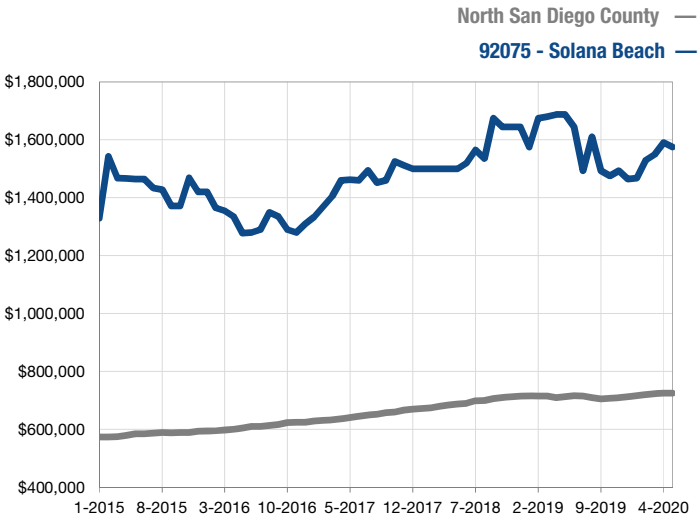
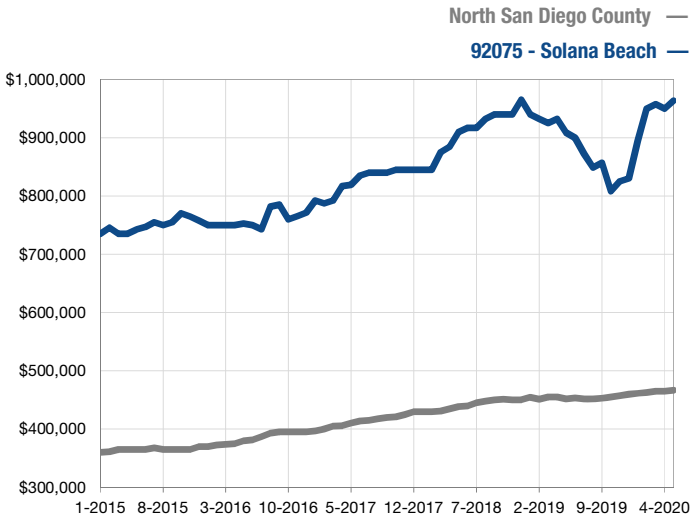
Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



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



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