



# Local Market Update for May 2020

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

## 92003 - Bonsall

North San Diego County

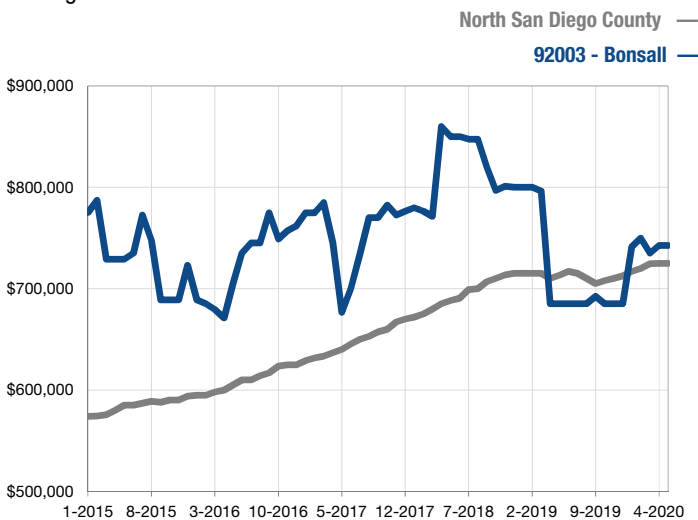
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	12	6	- 50.0%	126	116	- 7.9%
Pending Sales	7	3	- 57.1%	62	74	+ 19.4%
Closed Sales	6	6	0.0%	63	70	+ 11.1%
Days on Market Until Sale	49	27	- 44.9%	68	64	- 5.9%
Median Sales Price*	\$663,750	<b>\$737,500</b>	+ 11.1%	\$685,000	<b>\$742,500</b>	+ 8.4%
Average Sales Price*	\$705,250	<b>\$1,074,104</b>	+ 52.3%	\$822,310	<b>\$857,564</b>	+ 4.3%
Percent of Original List Price Received*	92.1%	<b>95.9%</b>	+ 4.1%	96.1%	<b>97.0%</b>	+ 0.9%
Percent of List Price Received*	97.7%	<b>96.5%</b>	- 1.2%	97.8%	<b>98.6%</b>	+ 0.8%
Inventory of Homes for Sale	47	23	- 51.1%	--	--	--
Months Supply of Inventory	9.1	3.7	- 59.3%	--	--	--

\* 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.

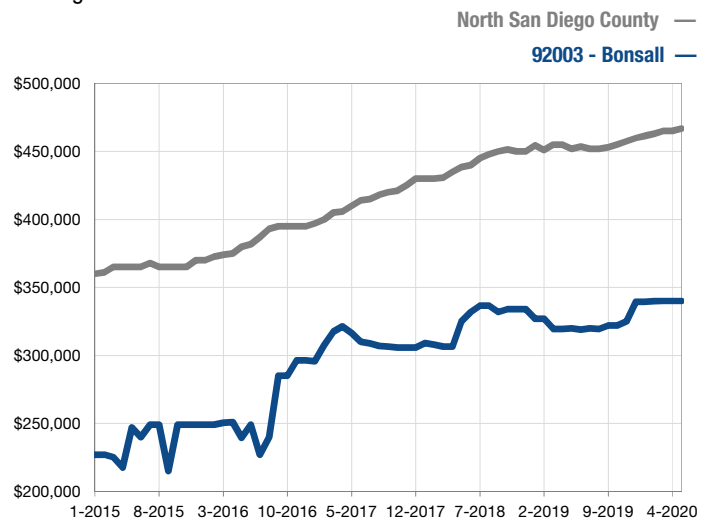
Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	2	1	- 50.0%	38	29	- 23.7%
Pending Sales	3	2	- 33.3%	23	26	+ 13.0%
Closed Sales	2	1	- 50.0%	22	28	+ 27.3%
Days on Market Until Sale	127	48	- 62.2%	49	43	- 12.2%
Median Sales Price*	\$321,000	<b>\$288,000</b>	- 10.3%	\$320,000	<b>\$340,000</b>	+ 6.3%
Average Sales Price*	\$321,000	<b>\$288,000</b>	- 10.3%	\$342,525	<b>\$364,323</b>	+ 6.4%
Percent of Original List Price Received*	94.8%	<b>90.0%</b>	- 5.1%	96.9%	<b>96.8%</b>	- 0.1%
Percent of List Price Received*	101.8%	<b>96.0%</b>	- 5.7%	99.5%	<b>99.0%</b>	- 0.5%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	3.1	1.7	- 45.2%	--	--	--

\* 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





# Local Market Update for May 2020

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

## 92025 - Escondido

North San Diego County

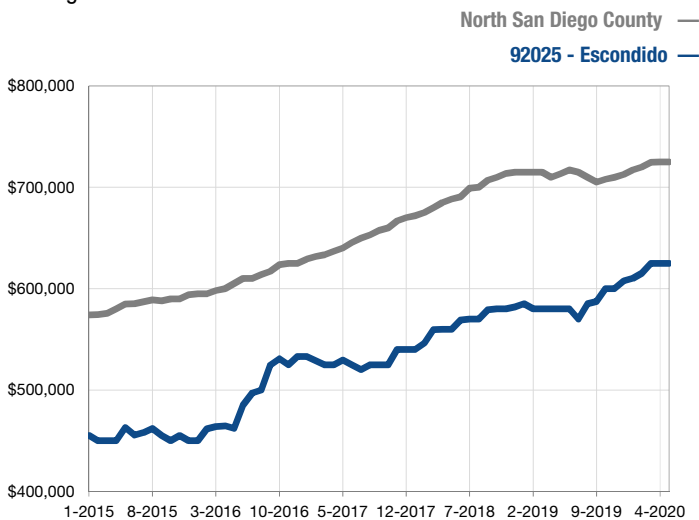
Detached Single-Family	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
<b>Key Metrics</b>						
New Listings	31	31	0.0%	443	403	- 9.0%
Pending Sales	24	30	+ 25.0%	286	302	+ 5.6%
Closed Sales	27	15	- 44.4%	290	287	- 1.0%
Days on Market Until Sale	30	24	- 20.0%	36	32	- 11.1%
Median Sales Price*	\$559,900	<b>\$575,000</b>	+ 2.7%	\$580,000	<b>\$625,000</b>	+ 7.8%
Average Sales Price*	\$635,063	<b>\$654,367</b>	+ 3.0%	\$619,465	<b>\$667,541</b>	+ 7.8%
Percent of Original List Price Received*	97.5%	<b>98.8%</b>	+ 1.3%	96.6%	<b>97.6%</b>	+ 1.0%
Percent of List Price Received*	98.5%	<b>99.3%</b>	+ 0.8%	98.3%	<b>98.7%</b>	+ 0.4%
Inventory of Homes for Sale	56	25	- 55.4%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--

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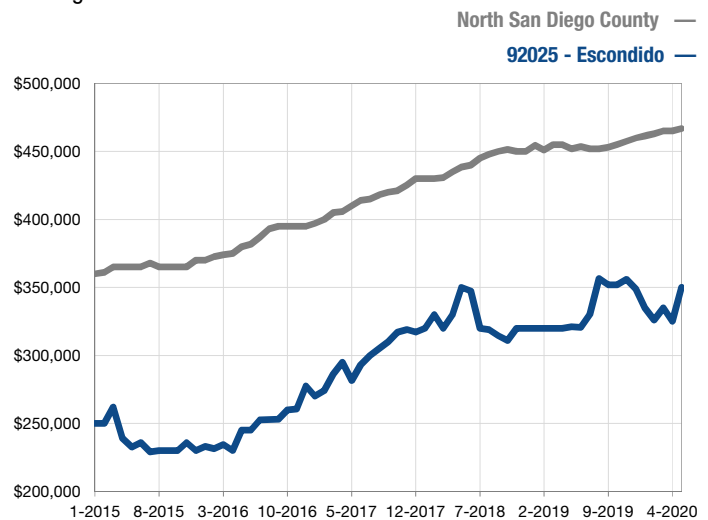
Attached Single-Family	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
<b>Key Metrics</b>						
New Listings	16	7	- 56.3%	131	107	- 18.3%
Pending Sales	10	6	- 40.0%	90	81	- 10.0%
Closed Sales	9	6	- 33.3%	91	85	- 6.6%
Days on Market Until Sale	24	24	0.0%	28	29	+ 3.6%
Median Sales Price*	\$325,000	<b>\$377,500</b>	+ 16.2%	\$321,000	<b>\$350,000</b>	+ 9.0%
Average Sales Price*	\$355,531	<b>\$377,833</b>	+ 6.3%	\$340,164	<b>\$349,636</b>	+ 2.8%
Percent of Original List Price Received*	99.8%	<b>100.5%</b>	+ 0.7%	98.0%	<b>98.2%</b>	+ 0.2%
Percent of List Price Received*	99.8%	<b>100.5%</b>	+ 0.7%	99.0%	<b>98.9%</b>	- 0.1%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--

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



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



# Local Market Update for May 2020

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**HOMEDEX**

## 92026 - Escondido

North San Diego County

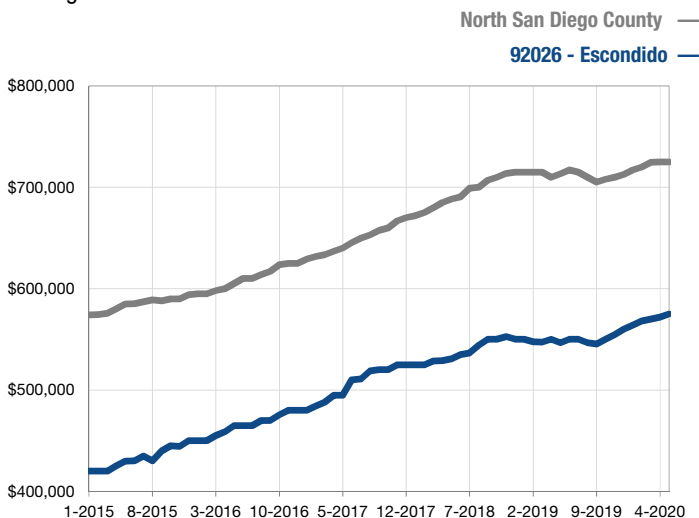
Detached Single-Family	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
<b>Key Metrics</b>						
New Listings	80	49	- 38.8%	823	635	- 22.8%
Pending Sales	55	56	+ 1.8%	510	483	- 5.3%
Closed Sales	47	24	- 48.9%	491	482	- 1.8%
Days on Market Until Sale	26	33	+ 26.9%	40	34	- 15.0%
Median Sales Price*	\$545,000	<b>\$607,500</b>	+ 11.5%	\$546,500	<b>\$575,000</b>	+ 5.2%
Average Sales Price*	\$591,162	<b>\$674,833</b>	+ 14.2%	\$591,378	<b>\$620,987</b>	+ 5.0%
Percent of Original List Price Received*	97.9%	<b>97.3%</b>	- 0.6%	97.0%	<b>98.3%</b>	+ 1.3%
Percent of List Price Received*	98.8%	<b>98.0%</b>	- 0.8%	98.5%	<b>99.3%</b>	+ 0.8%
Inventory of Homes for Sale	132	51	- 61.4%	--	--	--
Months Supply of Inventory	3.1	1.3	- 58.1%	--	--	--

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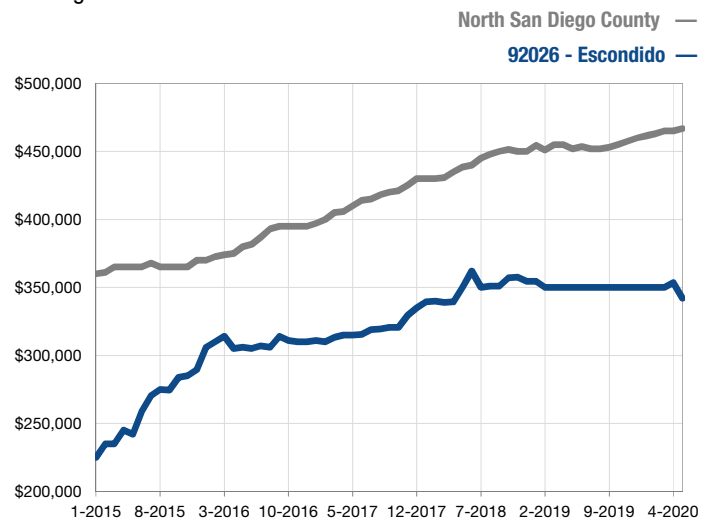
Attached Single-Family	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
<b>Key Metrics</b>						
New Listings	20	8	- 60.0%	196	161	- 17.9%
Pending Sales	13	8	- 38.5%	149	128	- 14.1%
Closed Sales	22	6	- 72.7%	146	128	- 12.3%
Days on Market Until Sale	20	18	- 10.0%	30	27	- 10.0%
Median Sales Price*	\$375,000	<b>\$269,000</b>	- 28.3%	\$350,000	<b>\$342,000</b>	- 2.3%
Average Sales Price*	\$363,755	<b>\$288,983</b>	- 20.6%	\$340,855	<b>\$327,002</b>	- 4.1%
Percent of Original List Price Received*	99.0%	<b>99.1%</b>	+ 0.1%	97.5%	<b>97.7%</b>	+ 0.2%
Percent of List Price Received*	99.3%	<b>99.3%</b>	0.0%	99.1%	<b>99.1%</b>	0.0%
Inventory of Homes for Sale	21	7	- 66.7%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--

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



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



# Local Market Update for May 2020

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**HOMEDEX**

## 92027 - Escondido

North San Diego County

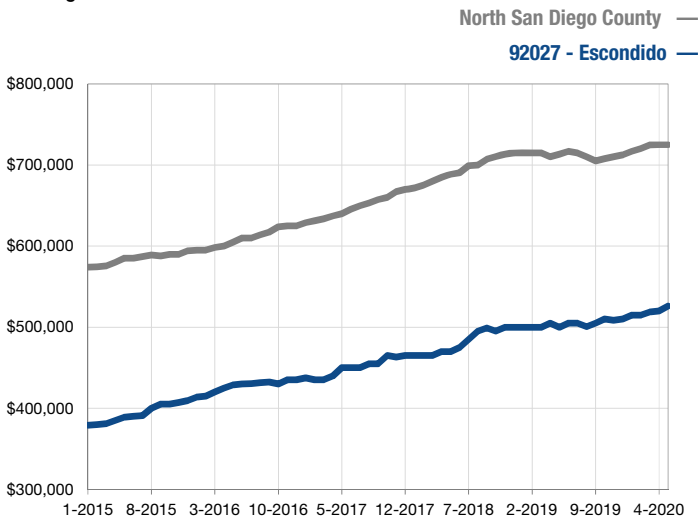
Detached Single-Family	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
<b>Key Metrics</b>						
New Listings	61	48	- 21.3%	653	553	- 15.3%
Pending Sales	46	62	+ 34.8%	467	443	- 5.1%
Closed Sales	50	23	- 54.0%	462	423	- 8.4%
Days on Market Until Sale	32	19	- 40.6%	31	29	- 6.5%
Median Sales Price*	\$493,500	<b>\$515,000</b>	+ 4.4%	\$500,000	<b>\$526,000</b>	+ 5.2%
Average Sales Price*	\$529,942	<b>\$554,909</b>	+ 4.7%	\$544,916	<b>\$564,902</b>	+ 3.7%
Percent of Original List Price Received*	98.8%	<b>99.7%</b>	+ 0.9%	97.9%	<b>98.7%</b>	+ 0.8%
Percent of List Price Received*	99.5%	<b>99.9%</b>	+ 0.4%	99.0%	<b>99.4%</b>	+ 0.4%
Inventory of Homes for Sale	76	36	- 52.6%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--

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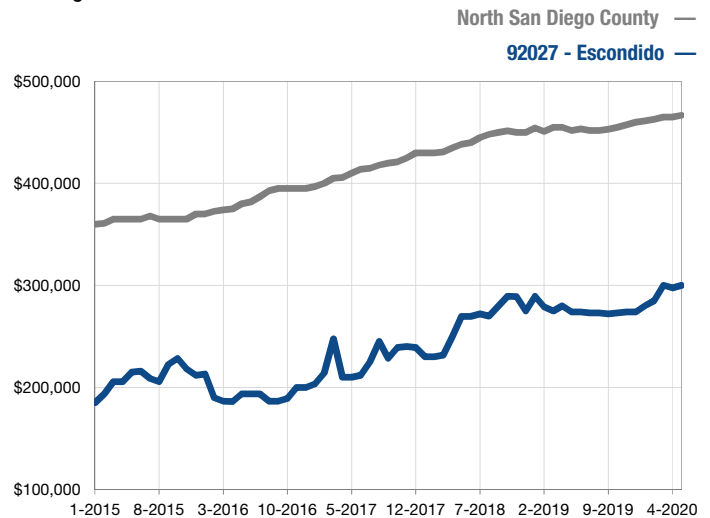
Attached Single-Family	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
<b>Key Metrics</b>						
New Listings	11	17	+ 54.5%	113	139	+ 23.0%
Pending Sales	6	9	+ 50.0%	90	103	+ 14.4%
Closed Sales	9	6	- 33.3%	91	94	+ 3.3%
Days on Market Until Sale	17	16	- 5.9%	29	29	0.0%
Median Sales Price*	\$260,000	<b>\$333,500</b>	+ 28.3%	\$274,000	<b>\$300,000</b>	+ 9.5%
Average Sales Price*	\$286,667	<b>\$305,833</b>	+ 6.7%	\$288,426	<b>\$306,837</b>	+ 6.4%
Percent of Original List Price Received*	99.8%	<b>99.5%</b>	- 0.3%	98.1%	<b>97.8%</b>	- 0.3%
Percent of List Price Received*	99.8%	<b>99.7%</b>	- 0.1%	98.9%	<b>98.9%</b>	0.0%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

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



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





# Local Market Update for May 2020

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

## 92028 - Fallbrook

North San Diego County

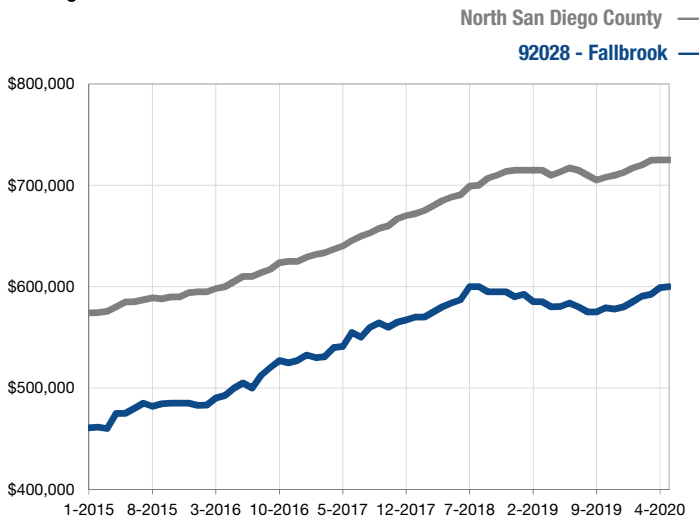
Detached Single-Family	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
<b>Key Metrics</b>						
New Listings	116	<b>91</b>	- 21.6%	1,299	<b>1,103</b>	- 15.1%
Pending Sales	80	<b>79</b>	- 1.3%	731	<b>795</b>	+ 8.8%
Closed Sales	82	<b>54</b>	- 34.1%	707	<b>801</b>	+ 13.3%
Days on Market Until Sale	44	<b>49</b>	+ 11.4%	54	<b>53</b>	- 1.9%
Median Sales Price*	\$576,250	<b>\$582,000</b>	+ 1.0%	\$580,495	<b>\$600,000</b>	+ 3.4%
Average Sales Price*	\$664,464	<b>\$659,604</b>	- 0.7%	\$641,480	<b>\$653,443</b>	+ 1.9%
Percent of Original List Price Received*	96.4%	<b>98.8%</b>	+ 2.5%	96.4%	<b>97.3%</b>	+ 0.9%
Percent of List Price Received*	98.2%	<b>99.8%</b>	+ 1.6%	98.2%	<b>98.8%</b>	+ 0.6%
Inventory of Homes for Sale	309	<b>155</b>	- 49.8%	--	--	--
Months Supply of Inventory	5.1	<b>2.3</b>	- 54.9%	--	--	--

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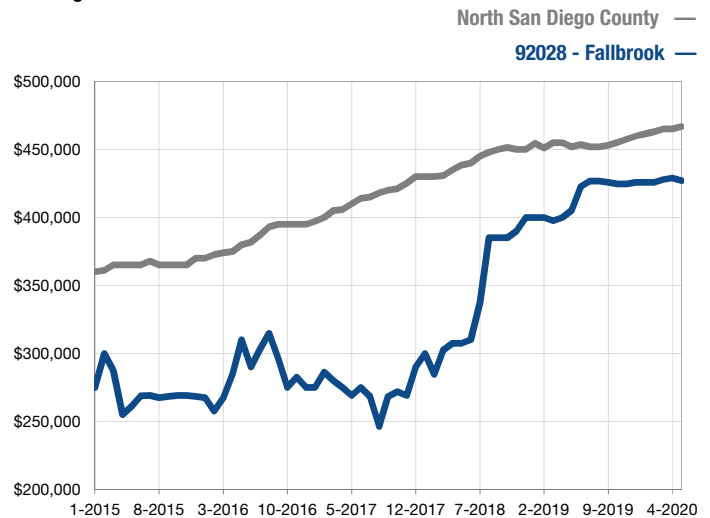
Attached Single-Family	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
<b>Key Metrics</b>						
New Listings	5	<b>2</b>	- 60.0%	70	<b>40</b>	- 42.9%
Pending Sales	6	<b>2</b>	- 66.7%	46	<b>35</b>	- 23.9%
Closed Sales	12	<b>1</b>	- 91.7%	44	<b>41</b>	- 6.8%
Days on Market Until Sale	55	<b>4</b>	- 92.7%	45	<b>45</b>	0.0%
Median Sales Price*	\$434,495	<b>\$360,000</b>	- 17.1%	\$405,000	<b>\$427,000</b>	+ 5.4%
Average Sales Price*	\$395,048	<b>\$360,000</b>	- 8.9%	\$382,090	<b>\$386,313</b>	+ 1.1%
Percent of Original List Price Received*	96.7%	<b>100.0%</b>	+ 3.4%	96.8%	<b>97.1%</b>	+ 0.3%
Percent of List Price Received*	98.0%	<b>100.0%</b>	+ 2.0%	98.4%	<b>98.9%</b>	+ 0.5%
Inventory of Homes for Sale	11	<b>7</b>	- 36.4%	--	--	--
Months Supply of Inventory	2.9	<b>2.2</b>	- 24.1%	--	--	--

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



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





# Local Market Update for May 2020

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

## 92029 - Escondido

North San Diego County

### Detached Single-Family

Key Metrics	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	42	35	- 16.7%	469	423	- 9.8%
Pending Sales	33	33	0.0%	269	291	+ 8.2%
Closed Sales	42	19	- 54.8%	265	282	+ 6.4%
Days on Market Until Sale	47	12	- 74.5%	40	43	+ 7.5%
Median Sales Price*	\$760,000	<b>\$737,000</b>	- 3.0%	\$725,000	<b>\$751,875</b>	+ 3.7%
Average Sales Price*	\$764,285	<b>\$792,832</b>	+ 3.7%	\$749,412	<b>\$777,435</b>	+ 3.7%
Percent of Original List Price Received*	96.4%	<b>98.5%</b>	+ 2.2%	96.5%	<b>97.4%</b>	+ 0.9%
Percent of List Price Received*	97.9%	<b>98.5%</b>	+ 0.6%	98.1%	<b>98.6%</b>	+ 0.5%
Inventory of Homes for Sale	77	50	- 35.1%	--	--	--
Months Supply of Inventory	3.4	2.1	- 38.2%	--	--	--

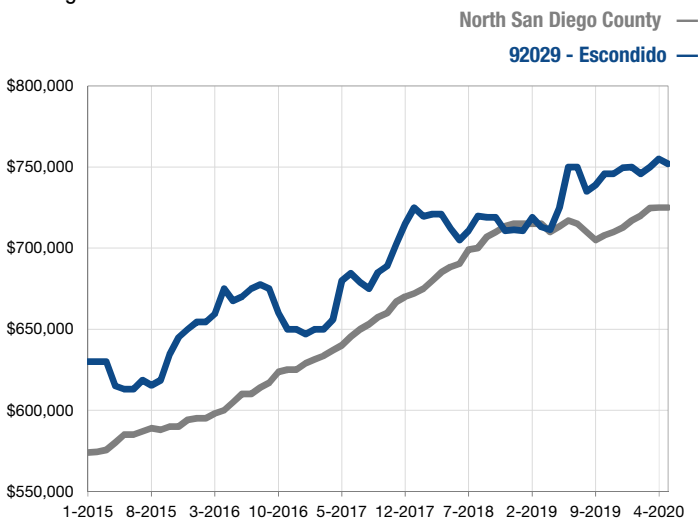
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### Attached Single-Family

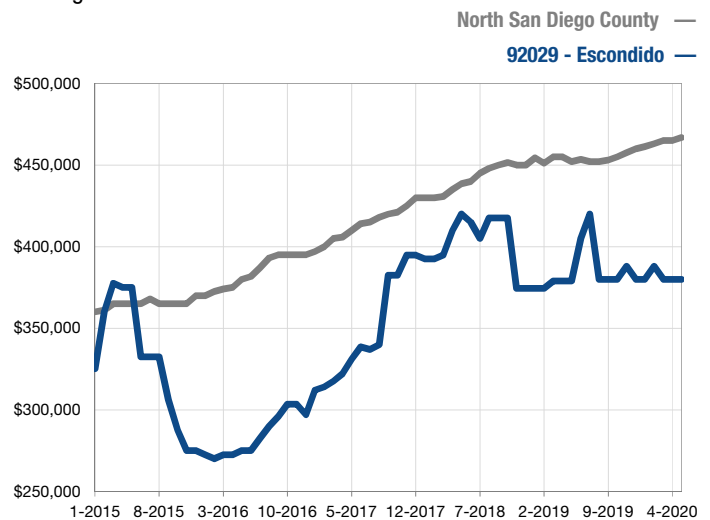
Key Metrics	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	3	3	0.0%	15	26	+ 73.3%
Pending Sales	2	2	0.0%	12	15	+ 25.0%
Closed Sales	1	1	0.0%	15	15	0.0%
Days on Market Until Sale	42	26	- 38.1%	17	27	+ 58.8%
Median Sales Price*	\$456,000	<b>\$400,000</b>	- 12.3%	\$379,000	<b>\$380,000</b>	+ 0.3%
Average Sales Price*	\$456,000	<b>\$400,000</b>	- 12.3%	\$397,227	<b>\$399,593</b>	+ 0.6%
Percent of Original List Price Received*	96.0%	<b>94.1%</b>	- 2.0%	98.7%	<b>97.1%</b>	- 1.6%
Percent of List Price Received*	99.1%	<b>97.6%</b>	- 1.5%	100.2%	<b>98.7%</b>	- 1.5%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.8	--	--	--	--

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



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





# Local Market Update for May 2020

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

## 92069 - San Marcos

North San Diego County

### Detached Single-Family

Key Metrics	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	61	29	- 52.5%	499	367	- 26.5%
Pending Sales	43	29	- 32.6%	338	313	- 7.4%
Closed Sales	39	14	- 64.1%	333	321	- 3.6%
Days on Market Until Sale	19	26	+ 36.8%	29	28	- 3.4%
Median Sales Price*	\$584,900	<b>\$688,500</b>	+ 17.7%	\$609,000	<b>\$620,000</b>	+ 1.8%
Average Sales Price*	\$620,336	<b>\$681,679</b>	+ 9.9%	\$644,983	<b>\$639,322</b>	- 0.9%
Percent of Original List Price Received*	99.9%	<b>99.4%</b>	- 0.5%	98.1%	<b>98.1%</b>	0.0%
Percent of List Price Received*	99.6%	<b>99.9%</b>	+ 0.3%	98.8%	<b>98.9%</b>	+ 0.1%
Inventory of Homes for Sale	58	22	- 62.1%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--

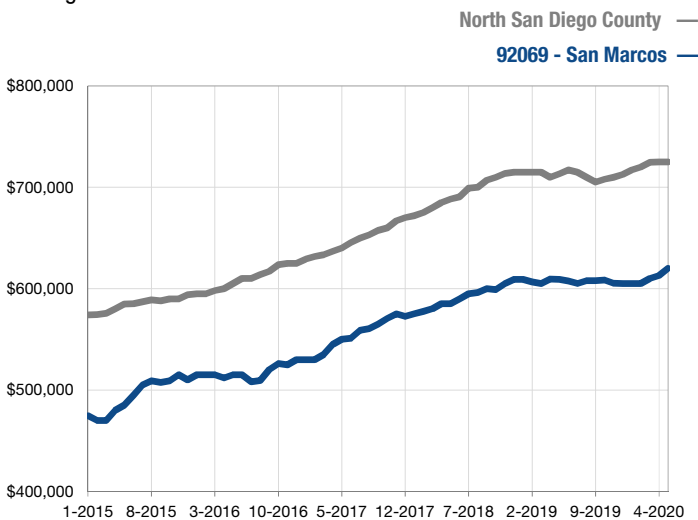
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### Attached Single-Family

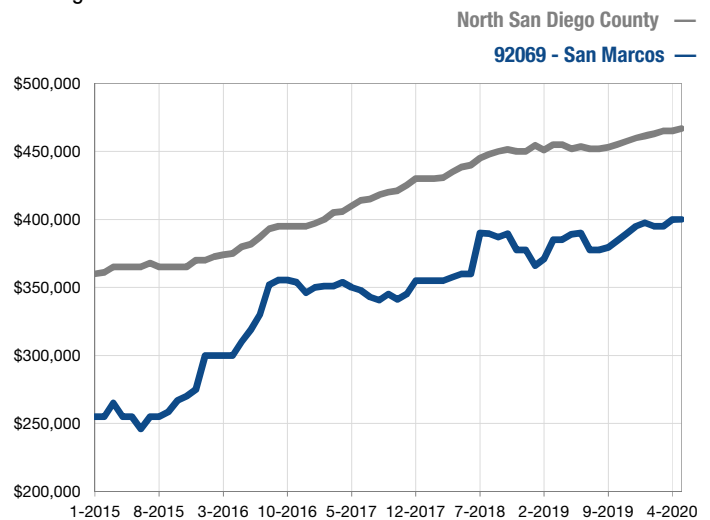
Key Metrics	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	10	18	+ 80.0%	141	156	+ 10.6%
Pending Sales	8	14	+ 75.0%	81	119	+ 46.9%
Closed Sales	12	3	- 75.0%	79	108	+ 36.7%
Days on Market Until Sale	34	16	- 52.9%	30	27	- 10.0%
Median Sales Price*	\$394,500	<b>\$531,375</b>	+ 34.7%	\$389,000	<b>\$399,990</b>	+ 2.8%
Average Sales Price*	\$400,908	<b>\$538,792</b>	+ 34.4%	\$395,318	<b>\$400,441</b>	+ 1.3%
Percent of Original List Price Received*	97.0%	<b>99.6%</b>	+ 2.7%	97.1%	<b>98.4%</b>	+ 1.3%
Percent of List Price Received*	99.5%	<b>99.6%</b>	+ 0.1%	98.6%	<b>99.3%</b>	+ 0.7%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--

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



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





# Local Market Update for May 2020

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

## 92078 - San Marcos

North San Diego County

### Detached Single-Family

Key Metrics	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	72	48	- 33.3%	745	587	- 21.2%
Pending Sales	53	35	- 34.0%	522	438	- 16.1%
Closed Sales	54	23	- 57.4%	513	453	- 11.7%
Days on Market Until Sale	32	24	- 25.0%	34	34	0.0%
Median Sales Price*	\$802,450	<b>\$735,000</b>	- 8.4%	\$769,900	<b>\$777,000</b>	+ 0.9%
Average Sales Price*	\$799,949	<b>\$772,961</b>	- 3.4%	\$814,917	<b>\$827,060</b>	+ 1.5%
Percent of Original List Price Received*	98.8%	<b>96.5%</b>	- 2.3%	97.7%	<b>97.4%</b>	- 0.3%
Percent of List Price Received*	99.1%	<b>97.7%</b>	- 1.4%	98.8%	<b>98.8%</b>	0.0%
Inventory of Homes for Sale	110	54	- 50.9%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--

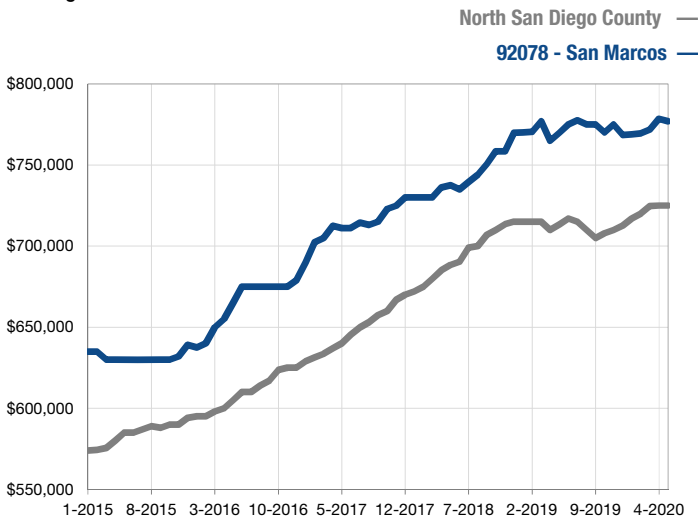
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Attached Single-Family

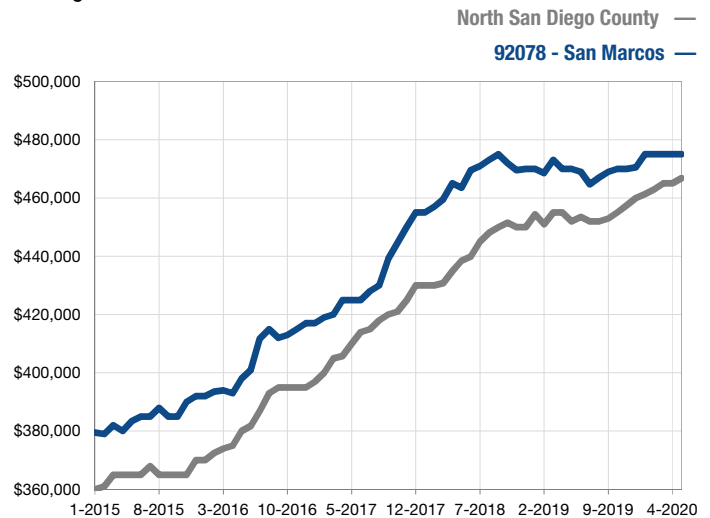
Key Metrics	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	31	32	+ 3.2%	371	335	- 9.7%
Pending Sales	17	26	+ 52.9%	246	270	+ 9.8%
Closed Sales	18	14	- 22.2%	258	257	- 0.4%
Days on Market Until Sale	23	35	+ 52.2%	31	30	- 3.2%
Median Sales Price*	\$440,000	<b>\$425,500</b>	- 3.3%	\$470,000	<b>\$475,000</b>	+ 1.1%
Average Sales Price*	\$413,211	<b>\$440,807</b>	+ 6.7%	\$450,633	<b>\$456,043</b>	+ 1.2%
Percent of Original List Price Received*	98.4%	<b>97.3%</b>	- 1.1%	97.5%	<b>97.5%</b>	0.0%
Percent of List Price Received*	99.0%	<b>100.2%</b>	+ 1.2%	98.7%	<b>98.6%</b>	- 0.1%
Inventory of Homes for Sale	49	32	- 34.7%	--	--	--
Months Supply of Inventory	2.4	1.4	- 41.7%	--	--	--

\* 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.

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



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







# Local Market Update for May 2020

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

## 92081 - Vista

North San Diego County

### Detached Single-Family

Key Metrics	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	47	25	- 46.8%	389	309	- 20.6%
Pending Sales	24	28	+ 16.7%	279	261	- 6.5%
Closed Sales	26	9	- 65.4%	279	251	- 10.0%
Days on Market Until Sale	18	24	+ 33.3%	27	24	- 11.1%
Median Sales Price*	\$564,763	<b>\$650,000</b>	+ 15.1%	\$581,500	<b>\$592,000</b>	+ 1.8%
Average Sales Price*	\$613,347	<b>\$752,185</b>	+ 22.6%	\$620,001	<b>\$630,315</b>	+ 1.7%
Percent of Original List Price Received*	98.7%	<b>100.3%</b>	+ 1.6%	97.6%	<b>98.2%</b>	+ 0.6%
Percent of List Price Received*	99.1%	<b>99.9%</b>	+ 0.8%	98.8%	<b>99.0%</b>	+ 0.2%
Inventory of Homes for Sale	46	21	- 54.3%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--

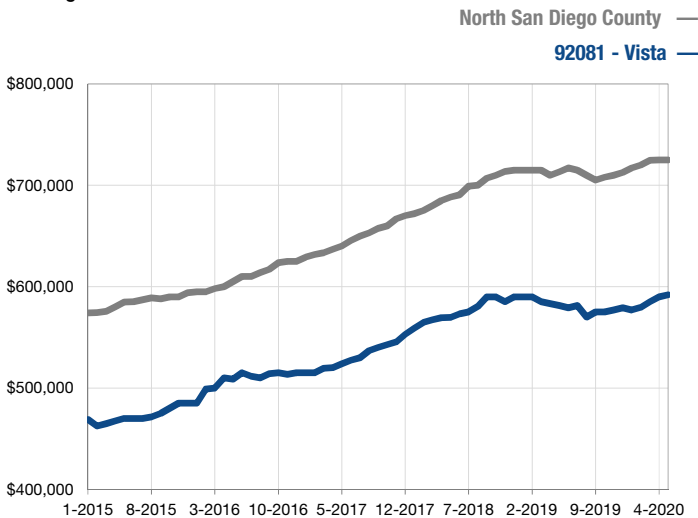
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### Attached Single-Family

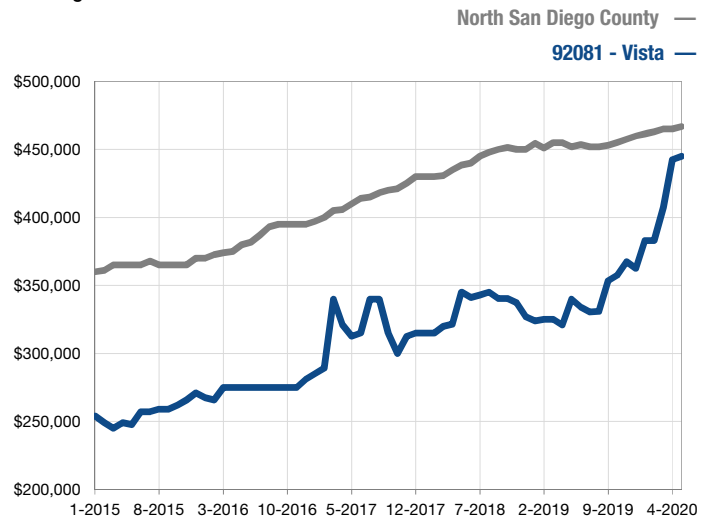
Key Metrics	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	14	9	- 35.7%	107	116	+ 8.4%
Pending Sales	11	13	+ 18.2%	75	97	+ 29.3%
Closed Sales	12	5	- 58.3%	67	93	+ 38.8%
Days on Market Until Sale	13	26	+ 100.0%	25	37	+ 48.0%
Median Sales Price*	\$473,000	<b>\$542,900</b>	+ 14.8%	\$339,800	<b>\$445,000</b>	+ 31.0%
Average Sales Price*	\$466,651	<b>\$489,749</b>	+ 4.9%	\$375,864	<b>\$431,369</b>	+ 14.8%
Percent of Original List Price Received*	100.6%	<b>99.1%</b>	- 1.5%	98.8%	<b>98.5%</b>	- 0.3%
Percent of List Price Received*	100.4%	<b>99.1%</b>	- 1.3%	99.8%	<b>99.2%</b>	- 0.6%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	2.9	1.5	- 48.3%	--	--	--

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



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





# Local Market Update for May 2020

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

## 92082 - Valley Center

North San Diego County

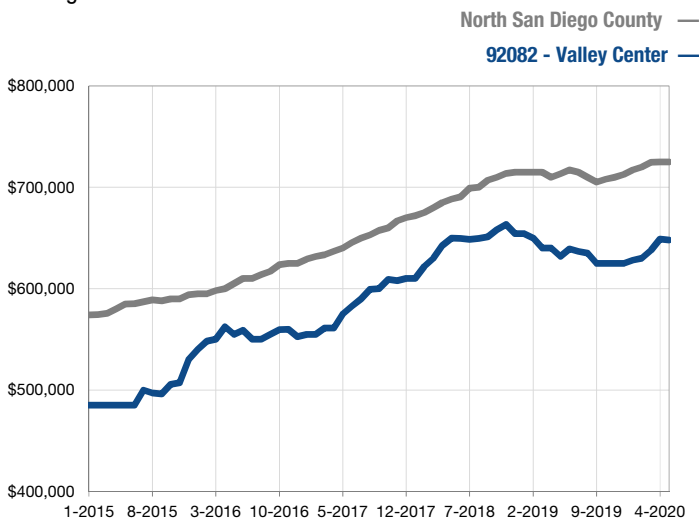
Detached Single-Family	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
<b>Key Metrics</b>						
New Listings	51	38	- 25.5%	449	370	- 17.6%
Pending Sales	21	20	- 4.8%	234	230	- 1.7%
Closed Sales	25	16	- 36.0%	236	222	- 5.9%
Days on Market Until Sale	42	38	- 9.5%	53	53	0.0%
Median Sales Price*	\$608,500	<b>\$644,500</b>	+ 5.9%	\$632,000	<b>\$648,000</b>	+ 2.5%
Average Sales Price*	\$612,656	<b>\$697,563</b>	+ 13.9%	\$653,705	<b>\$681,738</b>	+ 4.3%
Percent of Original List Price Received*	97.1%	<b>97.7%</b>	+ 0.6%	95.5%	<b>96.2%</b>	+ 0.7%
Percent of List Price Received*	98.5%	<b>98.8%</b>	+ 0.3%	97.6%	<b>97.9%</b>	+ 0.3%
Inventory of Homes for Sale	108	79	- 26.9%	--	--	--
Months Supply of Inventory	5.5	4.1	- 25.5%	--	--	--

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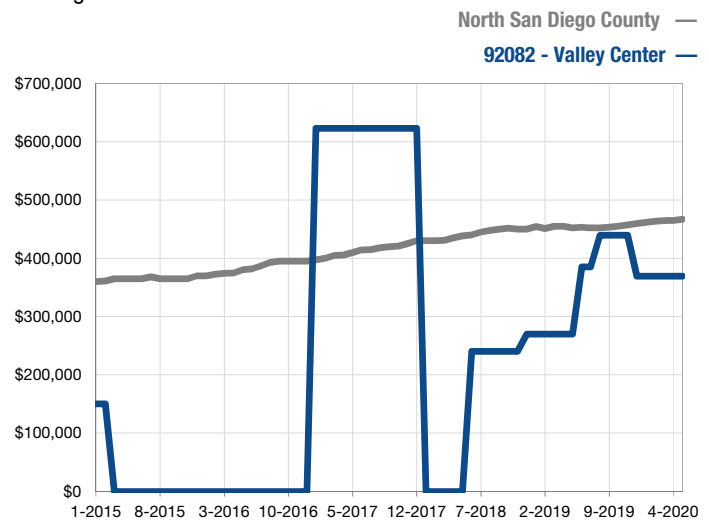
Attached Single-Family	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	--	1	3	+ 200.0%
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	0	--	3	2	- 33.3%
Days on Market Until Sale	0	0	--	21	7	- 66.7%
Median Sales Price*	\$0	<b>\$0</b>	--	\$270,000	<b>\$369,480</b>	+ 36.8%
Average Sales Price*	\$0	<b>\$0</b>	--	\$288,333	<b>\$369,480</b>	+ 28.1%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	93.2%	<b>97.3%</b>	+ 4.4%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	97.7%	<b>97.3%</b>	- 0.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

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



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





# Local Market Update for May 2020

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

## 92083 - Vista

North San Diego County

### Detached Single-Family

Key Metrics	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	24	21	- 12.5%	282	257	- 8.9%
Pending Sales	18	19	+ 5.6%	210	197	- 6.2%
Closed Sales	29	8	- 72.4%	213	190	- 10.8%
Days on Market Until Sale	26	51	+ 96.2%	28	24	- 14.3%
Median Sales Price*	\$480,000	\$569,430	+ 18.6%	\$493,375	\$530,000	+ 7.4%
Average Sales Price*	\$476,332	\$591,608	+ 24.2%	\$506,595	\$543,512	+ 7.3%
Percent of Original List Price Received*	97.6%	103.3%	+ 5.8%	96.9%	98.9%	+ 2.1%
Percent of List Price Received*	99.1%	100.2%	+ 1.1%	98.2%	99.4%	+ 1.2%
Inventory of Homes for Sale	27	24	- 11.1%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--

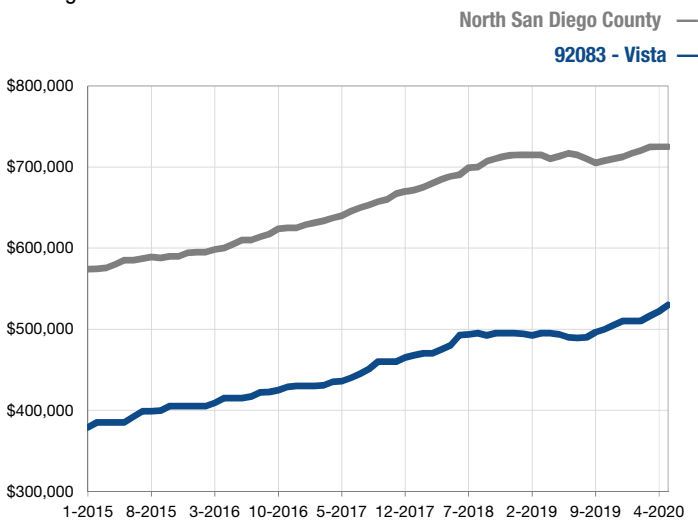
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### Attached Single-Family

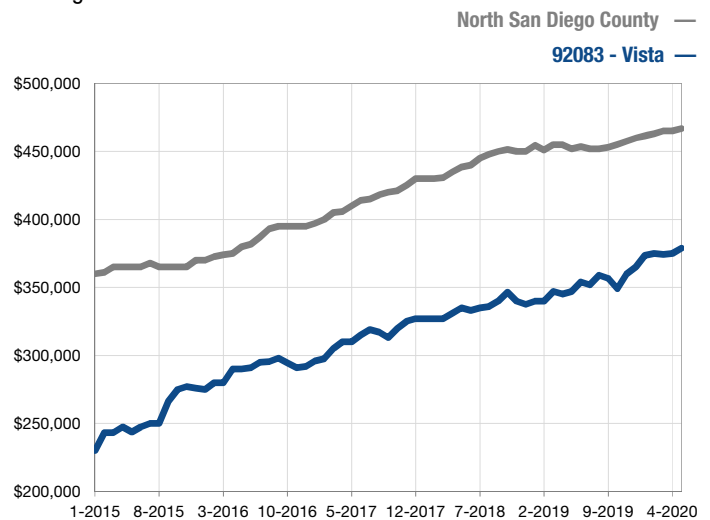
Key Metrics	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	8	5	- 37.5%	117	113	- 3.4%
Pending Sales	10	7	- 30.0%	72	80	+ 11.1%
Closed Sales	9	2	- 77.8%	70	82	+ 17.1%
Days on Market Until Sale	37	15	- 59.5%	29	33	+ 13.8%
Median Sales Price*	\$375,000	\$488,570	+ 30.3%	\$347,000	\$378,750	+ 9.1%
Average Sales Price*	\$373,061	\$488,570	+ 31.0%	\$348,734	\$393,667	+ 12.9%
Percent of Original List Price Received*	97.9%	100.3%	+ 2.5%	97.8%	98.8%	+ 1.0%
Percent of List Price Received*	99.7%	100.3%	+ 0.6%	99.1%	99.4%	+ 0.3%
Inventory of Homes for Sale	9	16	+ 77.8%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--

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



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





# Local Market Update for May 2020

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

## 92084 - Vista

North San Diego County

### Detached Single-Family

Key Metrics	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	71	45	- 36.6%	597	497	- 16.8%
Pending Sales	39	38	- 2.6%	355	395	+ 11.3%
Closed Sales	35	21	- 40.0%	349	388	+ 11.2%
Days on Market Until Sale	33	26	- 21.2%	38	41	+ 7.9%
Median Sales Price*	\$555,000	<b>\$593,000</b>	+ 6.8%	\$565,000	<b>\$603,250</b>	+ 6.8%
Average Sales Price*	\$605,119	<b>\$669,445</b>	+ 10.6%	\$608,661	<b>\$638,915</b>	+ 5.0%
Percent of Original List Price Received*	98.0%	<b>97.6%</b>	- 0.4%	96.2%	<b>96.5%</b>	+ 0.3%
Percent of List Price Received*	99.0%	<b>97.9%</b>	- 1.1%	98.2%	<b>98.1%</b>	- 0.1%
Inventory of Homes for Sale	120	57	- 52.5%	--	--	--
Months Supply of Inventory	4.1	1.7	- 58.5%	--	--	--

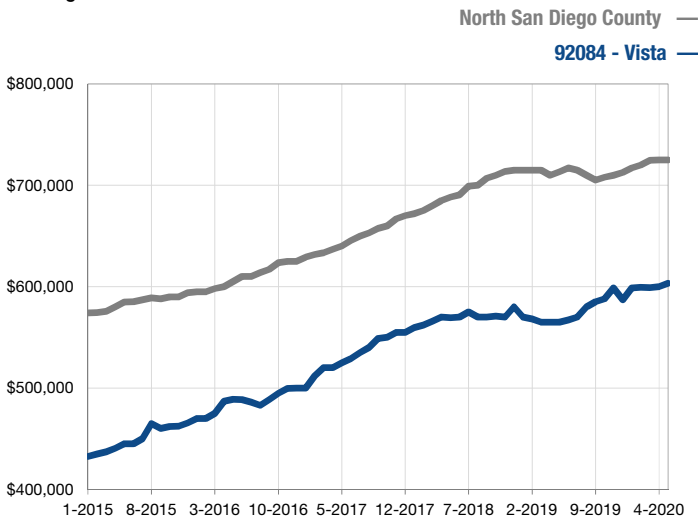
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### Attached Single-Family

Key Metrics	May			Rolling 12 Months		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	4	12	+ 200.0%	63	73	+ 15.9%
Pending Sales	2	8	+ 300.0%	38	51	+ 34.2%
Closed Sales	5	6	+ 20.0%	43	45	+ 4.7%
Days on Market Until Sale	25	31	+ 24.0%	29	34	+ 17.2%
Median Sales Price*	\$410,000	<b>\$461,450</b>	+ 12.5%	\$370,000	<b>\$373,000</b>	+ 0.8%
Average Sales Price*	\$393,100	<b>\$458,650</b>	+ 16.7%	\$369,463	<b>\$388,144</b>	+ 5.1%
Percent of Original List Price Received*	98.2%	<b>98.6%</b>	+ 0.4%	97.7%	<b>98.8%</b>	+ 1.1%
Percent of List Price Received*	98.2%	<b>98.5%</b>	+ 0.3%	98.8%	<b>99.7%</b>	+ 0.9%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--

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



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

