

Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92064 - Poway

North San Diego County

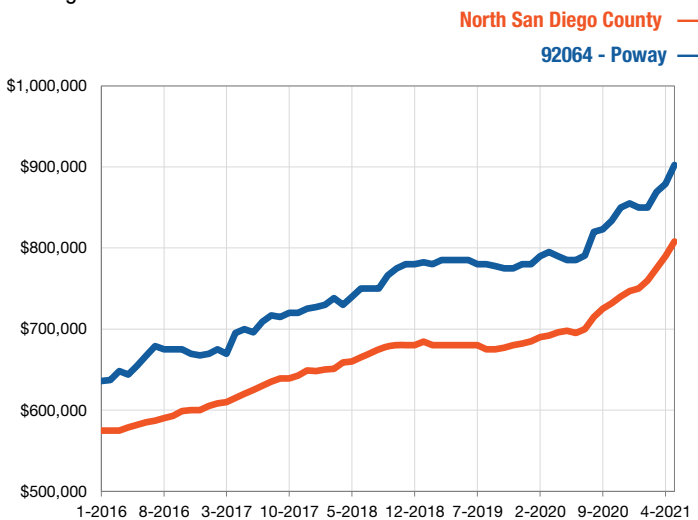
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	54	59	+ 9.3%	601	647	+ 7.7%
Pending Sales	43	57	+ 32.6%	466	588	+ 26.2%
Closed Sales	28	53	+ 89.3%	466	576	+ 23.6%
Days on Market Until Sale	20	25	+ 25.0%	31	19	- 38.7%
Median Sales Price*	\$760,950	\$1,150,000	+ 51.1%	\$785,000	\$902,500	+ 15.0%
Average Sales Price*	\$913,496	\$1,305,676	+ 42.9%	\$931,260	\$1,099,525	+ 18.1%
Percent of Original List Price Received*	98.1%	106.1%	+ 8.2%	97.4%	100.7%	+ 3.4%
Percent of List Price Received*	99.3%	104.0%	+ 4.7%	98.5%	100.8%	+ 2.3%
Inventory of Homes for Sale	72	37	- 48.6%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--

* 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.

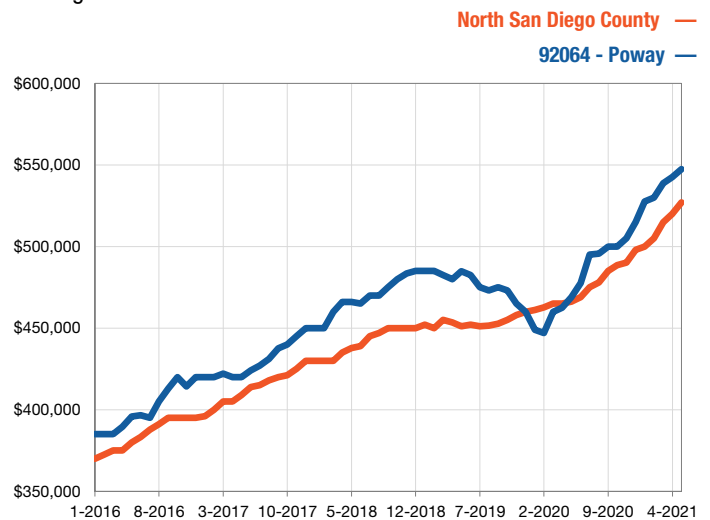
Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	3	5	+ 66.7%	70	65	- 7.1%
Pending Sales	3	5	+ 66.7%	68	60	- 11.8%
Closed Sales	4	8	+ 100.0%	70	56	- 20.0%
Days on Market Until Sale	25	7	- 72.0%	29	12	- 58.6%
Median Sales Price*	\$541,500	\$632,000	+ 16.7%	\$469,000	\$547,500	+ 16.7%
Average Sales Price*	\$542,000	\$592,500	+ 9.3%	\$458,523	\$536,875	+ 17.1%
Percent of Original List Price Received*	97.5%	107.4%	+ 10.2%	98.9%	101.5%	+ 2.6%
Percent of List Price Received*	97.5%	106.8%	+ 9.5%	99.1%	101.5%	+ 2.4%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--

* 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



Local Market Update for May 2021

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92127 - Rancho Bernardo

North San Diego County

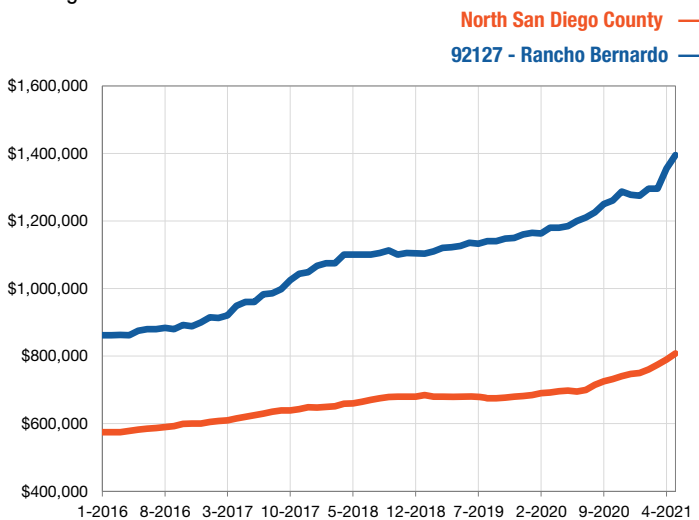
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	79	70	- 11.4%	711	725	+ 2.0%
Pending Sales	50	61	+ 22.0%	506	687	+ 35.8%
Closed Sales	27	66	+ 144.4%	509	682	+ 34.0%
Days on Market Until Sale	26	8	- 69.2%	33	19	- 42.4%
Median Sales Price*	\$1,199,000	\$1,660,000	+ 38.4%	\$1,185,000	\$1,395,000	+ 17.7%
Average Sales Price*	\$1,431,222	\$1,791,717	+ 25.2%	\$1,348,491	\$1,574,114	+ 16.7%
Percent of Original List Price Received*	96.8%	108.3%	+ 11.9%	97.5%	101.7%	+ 4.3%
Percent of List Price Received*	96.9%	106.0%	+ 9.4%	98.5%	101.4%	+ 2.9%
Inventory of Homes for Sale	122	34	- 72.1%	--	--	--
Months Supply of Inventory	2.9	0.6	- 79.3%	--	--	--

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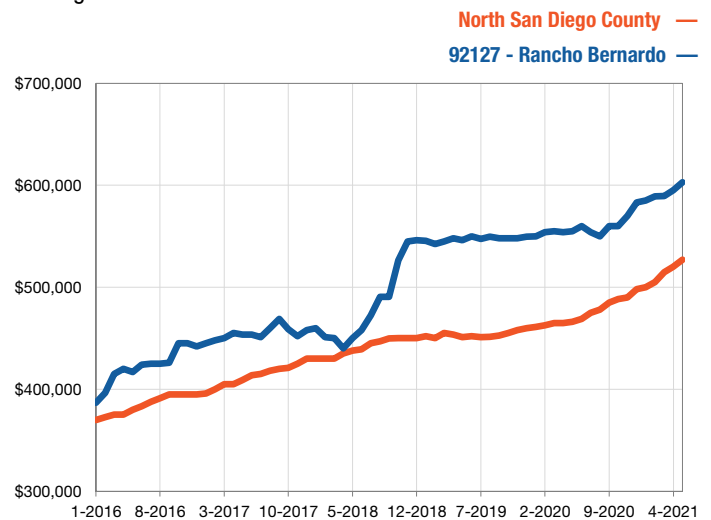
Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	24	17	- 29.2%	316	310	- 1.9%
Pending Sales	25	25	0.0%	253	286	+ 13.0%
Closed Sales	13	31	+ 138.5%	247	285	+ 15.4%
Days on Market Until Sale	32	7	- 78.1%	30	14	- 53.3%
Median Sales Price*	\$537,000	\$680,000	+ 26.6%	\$555,000	\$603,000	+ 8.6%
Average Sales Price*	\$627,446	\$639,221	+ 1.9%	\$563,585	\$605,114	+ 7.4%
Percent of Original List Price Received*	97.6%	104.9%	+ 7.5%	98.3%	101.8%	+ 3.6%
Percent of List Price Received*	98.1%	103.8%	+ 5.8%	99.2%	101.5%	+ 2.3%
Inventory of Homes for Sale	26	8	- 69.2%	--	--	--
Months Supply of Inventory	1.2	0.3	- 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



Local Market Update for May 2021

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92128 - Rancho Bernardo

North San Diego County

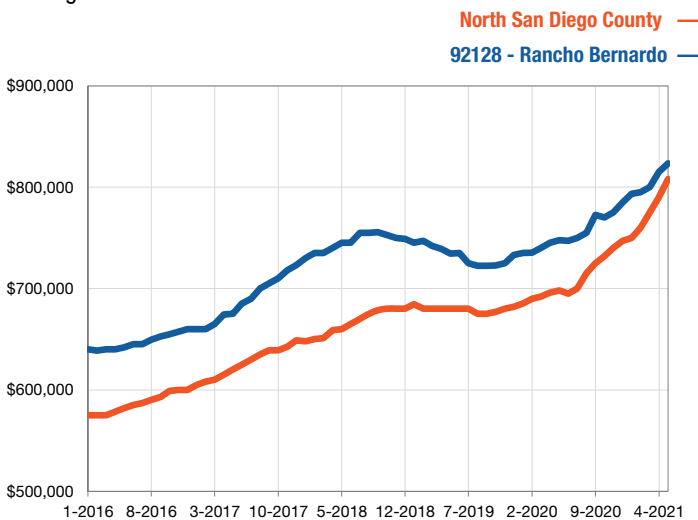
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	64	54	- 15.6%	601	641	+ 6.7%
Pending Sales	37	64	+ 73.0%	478	629	+ 31.6%
Closed Sales	20	57	+ 185.0%	485	603	+ 24.3%
Days on Market Until Sale	22	9	- 59.1%	29	13	- 55.2%
Median Sales Price*	\$807,500	\$925,000	+ 14.6%	\$747,500	\$823,500	+ 10.2%
Average Sales Price*	\$812,545	\$958,039	+ 17.9%	\$783,470	\$860,051	+ 9.8%
Percent of Original List Price Received*	96.2%	105.6%	+ 9.8%	97.7%	101.5%	+ 3.9%
Percent of List Price Received*	97.8%	104.1%	+ 6.4%	98.7%	101.4%	+ 2.7%
Inventory of Homes for Sale	64	19	- 70.3%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--

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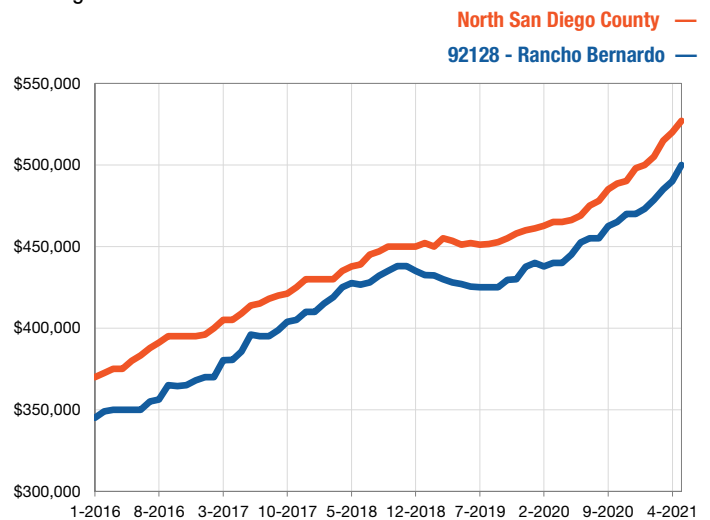
Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	38	41	+ 7.9%	464	480	+ 3.4%
Pending Sales	39	45	+ 15.4%	391	447	+ 14.3%
Closed Sales	20	47	+ 135.0%	398	440	+ 10.6%
Days on Market Until Sale	16	7	- 56.3%	30	12	- 60.0%
Median Sales Price*	\$484,000	\$555,123	+ 14.7%	\$445,000	\$500,000	+ 12.4%
Average Sales Price*	\$477,943	\$569,003	+ 19.1%	\$456,337	\$513,701	+ 12.6%
Percent of Original List Price Received*	98.7%	103.9%	+ 5.3%	97.8%	101.4%	+ 3.7%
Percent of List Price Received*	99.1%	103.1%	+ 4.0%	98.9%	101.5%	+ 2.6%
Inventory of Homes for Sale	38	18	- 52.6%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--

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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 2021

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NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92129 - Rancho Penasquitos

North San Diego County

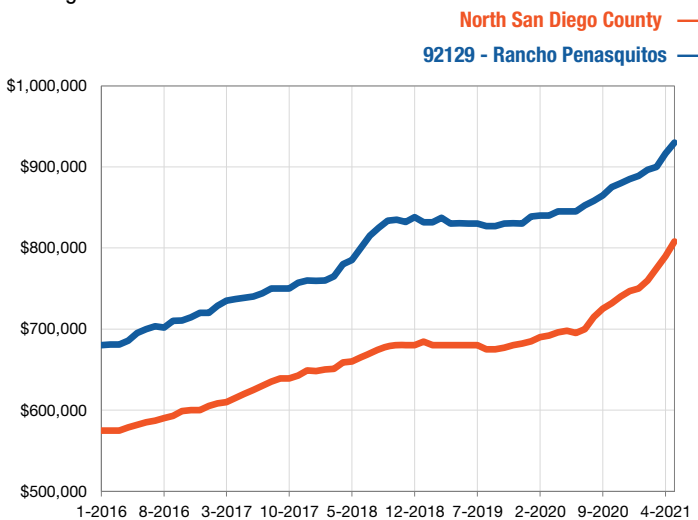
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	30	30	0.0%	343	345	+ 0.6%
Pending Sales	27	28	+ 3.7%	303	328	+ 8.3%
Closed Sales	15	28	+ 86.7%	317	328	+ 3.5%
Days on Market Until Sale	29	7	- 75.9%	20	13	- 35.0%
Median Sales Price*	\$879,500	\$1,196,500	+ 36.0%	\$845,000	\$930,000	+ 10.1%
Average Sales Price*	\$886,959	\$1,175,586	+ 32.5%	\$861,891	\$972,493	+ 12.8%
Percent of Original List Price Received*	97.6%	113.9%	+ 16.7%	98.9%	103.6%	+ 4.8%
Percent of List Price Received*	98.9%	112.6%	+ 13.9%	99.5%	102.9%	+ 3.4%
Inventory of Homes for Sale	28	15	- 46.4%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

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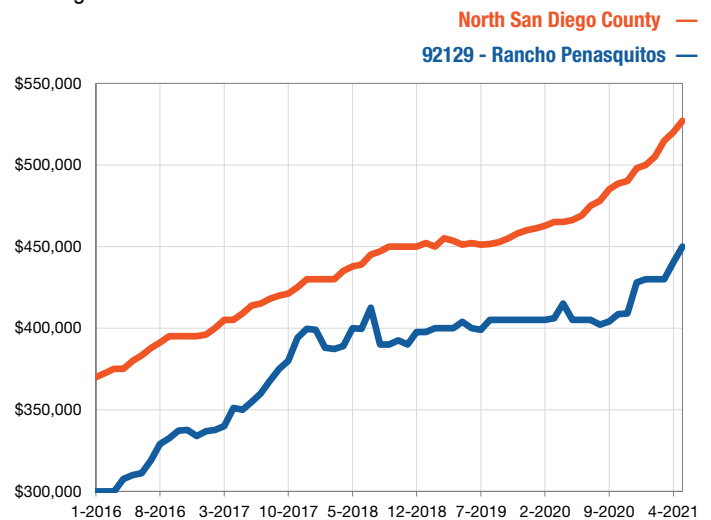
Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	9	11	+ 22.2%	157	181	+ 15.3%
Pending Sales	7	11	+ 57.1%	133	179	+ 34.6%
Closed Sales	8	17	+ 112.5%	139	172	+ 23.7%
Days on Market Until Sale	16	6	- 62.5%	23	14	- 39.1%
Median Sales Price*	\$387,500	\$490,000	+ 26.5%	\$405,000	\$450,000	+ 11.1%
Average Sales Price*	\$391,000	\$524,279	+ 34.1%	\$467,774	\$499,165	+ 6.7%
Percent of Original List Price Received*	98.5%	105.0%	+ 6.6%	98.4%	101.9%	+ 3.6%
Percent of List Price Received*	99.5%	103.6%	+ 4.1%	99.3%	101.4%	+ 2.1%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--

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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 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92130 - Carmel Valley

North San Diego County

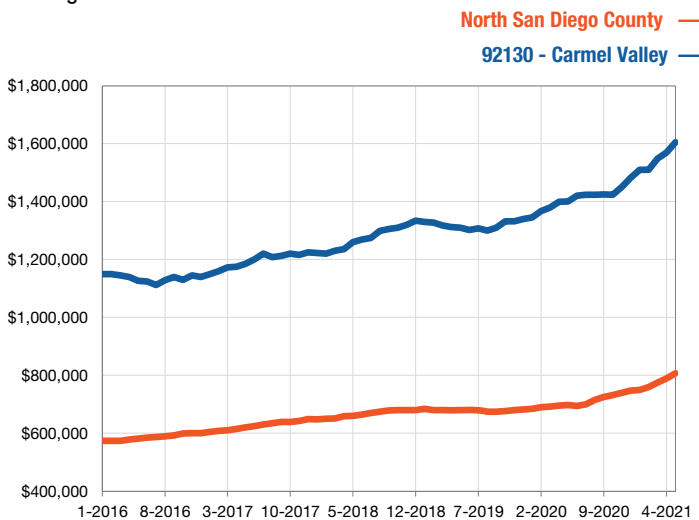
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	71	52	- 26.8%	597	623	+ 4.4%
Pending Sales	44	52	+ 18.2%	428	561	+ 31.1%
Closed Sales	29	43	+ 48.3%	443	550	+ 24.2%
Days on Market Until Sale	23	13	- 43.5%	34	22	- 35.3%
Median Sales Price*	\$1,509,000	\$1,805,000	+ 19.6%	\$1,400,000	\$1,605,000	+ 14.6%
Average Sales Price*	\$1,642,493	\$2,026,663	+ 23.4%	\$1,578,620	\$1,764,190	+ 11.8%
Percent of Original List Price Received*	96.7%	106.8%	+ 10.4%	96.9%	100.2%	+ 3.4%
Percent of List Price Received*	97.7%	106.1%	+ 8.6%	98.3%	100.5%	+ 2.2%
Inventory of Homes for Sale	108	27	- 75.0%	--	--	--
Months Supply of Inventory	3.0	0.6	- 80.0%	--	--	--

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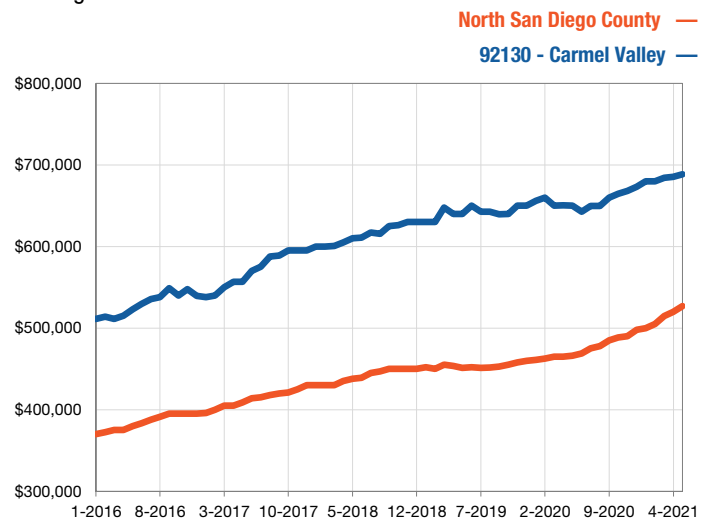
Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	33	24	- 27.3%	267	303	+ 13.5%
Pending Sales	14	23	+ 64.3%	194	262	+ 35.1%
Closed Sales	7	12	+ 71.4%	199	251	+ 26.1%
Days on Market Until Sale	18	7	- 61.1%	25	18	- 28.0%
Median Sales Price*	\$635,000	\$757,750	+ 19.3%	\$650,000	\$688,500	+ 5.9%
Average Sales Price*	\$672,714	\$757,042	+ 12.5%	\$662,557	\$706,665	+ 6.7%
Percent of Original List Price Received*	96.5%	105.8%	+ 9.6%	98.2%	100.4%	+ 2.2%
Percent of List Price Received*	96.5%	105.1%	+ 8.9%	98.9%	100.7%	+ 1.8%
Inventory of Homes for Sale	43	17	- 60.5%	--	--	--
Months Supply of Inventory	2.7	0.8	- 70.4%	--	--	--

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



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



Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

92131 - Scripps Miramar

Metro San Diego County

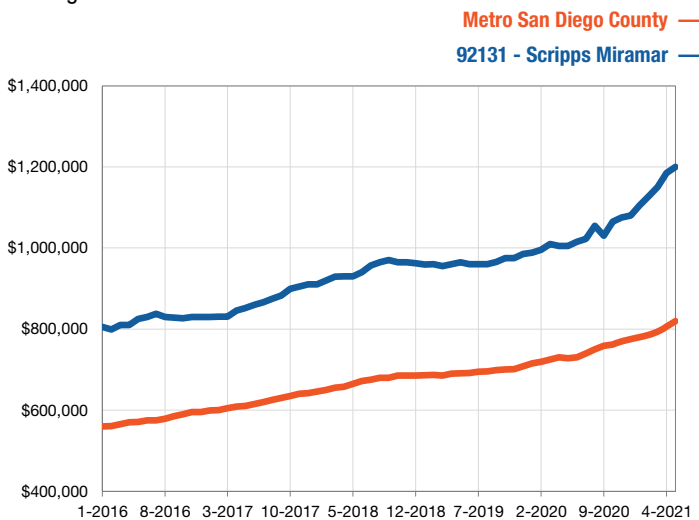
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	40	22	- 45.0%	337	319	- 5.3%
Pending Sales	25	26	+ 4.0%	271	304	+ 12.2%
Closed Sales	15	22	+ 46.7%	281	309	+ 10.0%
Days on Market Until Sale	12	7	- 41.7%	28	15	- 46.4%
Median Sales Price*	\$975,000	\$1,372,500	+ 40.8%	\$1,004,750	\$1,200,000	+ 19.4%
Average Sales Price*	\$1,056,993	\$1,412,955	+ 33.7%	\$1,057,284	\$1,239,635	+ 17.2%
Percent of Original List Price Received*	98.6%	112.1%	+ 13.7%	97.9%	102.2%	+ 4.4%
Percent of List Price Received*	98.8%	108.5%	+ 9.8%	98.9%	101.8%	+ 2.9%
Inventory of Homes for Sale	31	9	- 71.0%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--

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Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	21	17	- 19.0%	191	205	+ 7.3%
Pending Sales	14	19	+ 35.7%	160	194	+ 21.3%
Closed Sales	7	13	+ 85.7%	158	190	+ 20.3%
Days on Market Until Sale	13	4	- 69.2%	26	13	- 50.0%
Median Sales Price*	\$478,000	\$670,000	+ 40.2%	\$510,000	\$579,000	+ 13.5%
Average Sales Price*	\$461,143	\$742,731	+ 61.1%	\$517,024	\$581,774	+ 12.5%
Percent of Original List Price Received*	96.7%	107.8%	+ 11.5%	98.3%	101.8%	+ 3.6%
Percent of List Price Received*	98.8%	105.1%	+ 6.4%	98.9%	101.5%	+ 2.6%
Inventory of Homes for Sale	20	9	- 55.0%	--	--	--
Months Supply of Inventory	1.5	0.6	- 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

