

Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92007 - Cardiff

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	20	9	- 55.0%	135	173	+ 28.1%
Pending Sales	6	12	+ 100.0%	78	138	+ 76.9%
Closed Sales	3	10	+ 233.3%	78	130	+ 66.7%
Days on Market Until Sale	53	23	- 56.6%	48	28	- 41.7%
Median Sales Price*	\$1,335,000	\$2,650,000	+ 98.5%	\$1,475,000	\$1,897,500	+ 28.6%
Average Sales Price*	\$1,428,333	\$2,692,806	+ 88.5%	\$1,615,922	\$2,062,205	+ 27.6%
Percent of Original List Price Received*	82.0%	99.9%	+ 21.8%	93.2%	98.2%	+ 5.4%
Percent of List Price Received*	94.2%	101.0%	+ 7.2%	96.6%	99.7%	+ 3.2%
Inventory of Homes for Sale	33	11	- 66.7%	--	--	--
Months Supply of Inventory	5.1	1.0	- 80.4%	--	--	--

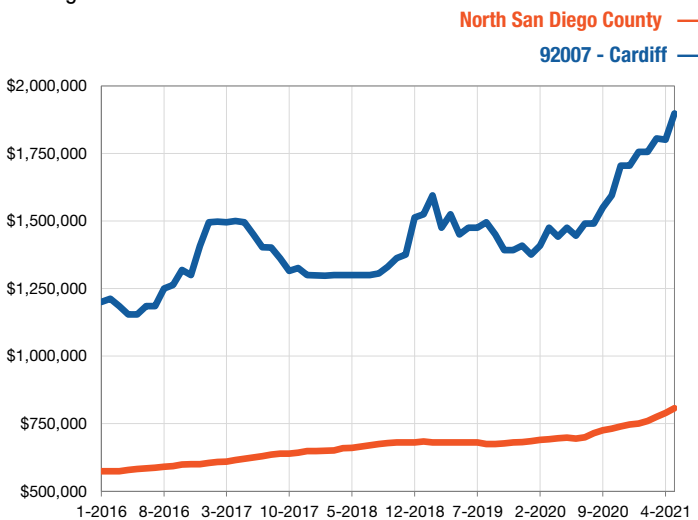
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family

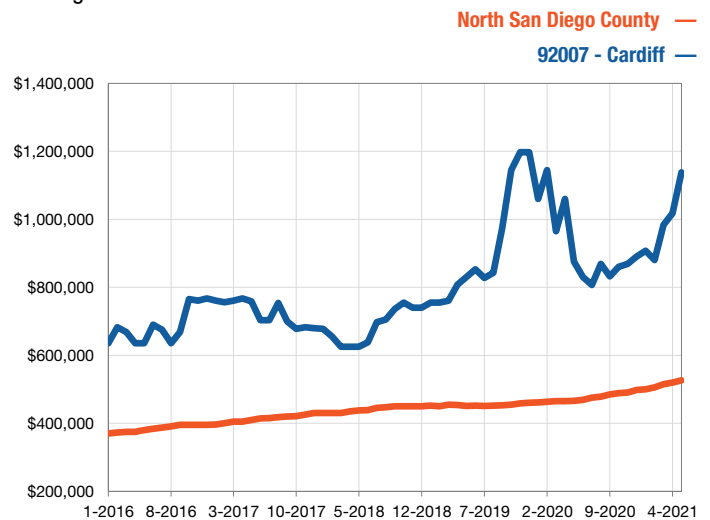
Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	8	4	- 50.0%	76	84	+ 10.5%
Pending Sales	6	9	+ 50.0%	36	78	+ 116.7%
Closed Sales	6	3	- 50.0%	41	72	+ 75.6%
Days on Market Until Sale	17	9	- 47.1%	35	22	- 37.1%
Median Sales Price*	\$817,450	\$1,150,000	+ 40.7%	\$875,000	\$1,137,500	+ 30.0%
Average Sales Price*	\$1,159,983	\$1,366,667	+ 17.8%	\$1,142,475	\$1,219,140	+ 6.7%
Percent of Original List Price Received*	97.3%	106.4%	+ 9.4%	97.5%	99.4%	+ 1.9%
Percent of List Price Received*	98.6%	106.4%	+ 7.9%	98.5%	100.6%	+ 2.1%
Inventory of Homes for Sale	16	4	- 75.0%	--	--	--
Months Supply of Inventory	4.9	0.6	- 87.8%	--	--	--

* 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

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92008 - Carlsbad

North San Diego County

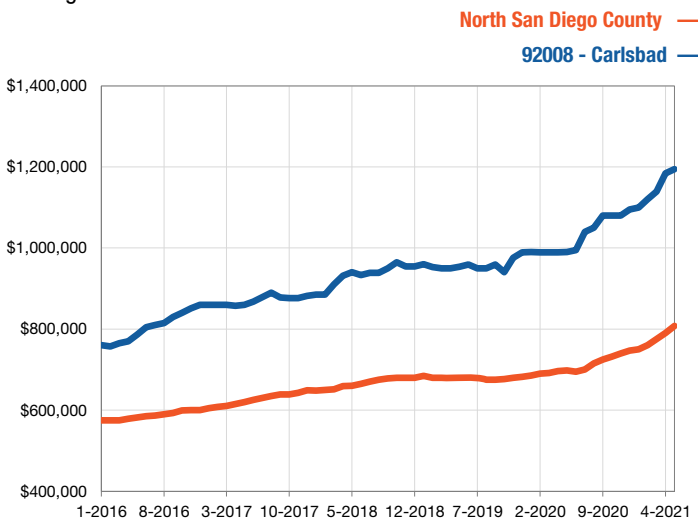
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	24	17	- 29.2%	285	352	+ 23.5%
Pending Sales	13	23	+ 76.9%	185	288	+ 55.7%
Closed Sales	9	17	+ 88.9%	186	271	+ 45.7%
Days on Market Until Sale	34	11	- 67.6%	35	23	- 34.3%
Median Sales Price*	\$1,450,000	\$1,335,000	- 7.9%	\$990,000	\$1,195,000	+ 20.7%
Average Sales Price*	\$1,219,889	\$1,445,635	+ 18.5%	\$1,073,197	\$1,398,344	+ 30.3%
Percent of Original List Price Received*	95.9%	103.2%	+ 7.6%	96.7%	99.3%	+ 2.7%
Percent of List Price Received*	96.6%	103.7%	+ 7.3%	98.0%	100.1%	+ 2.1%
Inventory of Homes for Sale	55	20	- 63.6%	--	--	--
Months Supply of Inventory	3.6	0.8	- 77.8%	--	--	--

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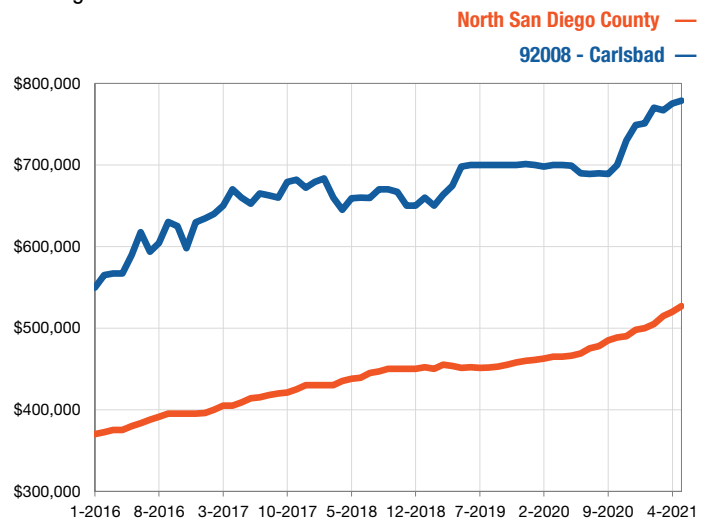
Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	21	12	- 42.9%	221	173	- 21.7%
Pending Sales	13	14	+ 7.7%	122	150	+ 23.0%
Closed Sales	5	12	+ 140.0%	113	151	+ 33.6%
Days on Market Until Sale	45	18	- 60.0%	44	42	- 4.5%
Median Sales Price*	\$680,000	\$808,750	+ 18.9%	\$699,000	\$779,000	+ 11.4%
Average Sales Price*	\$652,800	\$756,519	+ 15.9%	\$928,772	\$907,961	- 2.2%
Percent of Original List Price Received*	97.8%	103.6%	+ 5.9%	96.5%	98.9%	+ 2.5%
Percent of List Price Received*	97.8%	104.2%	+ 6.5%	97.7%	99.8%	+ 2.1%
Inventory of Homes for Sale	58	9	- 84.5%	--	--	--
Months Supply of Inventory	5.7	0.7	- 87.7%	--	--	--

* 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 2021

Provided by the North San Diego County REALTORS®.

92009 - Carlsbad

North San Diego County

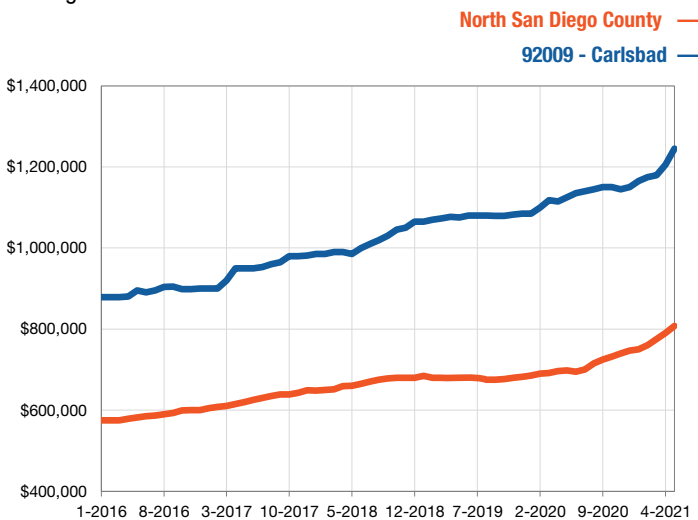
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	81	47	- 42.0%	598	695	+ 16.2%
Pending Sales	51	62	+ 21.6%	423	656	+ 55.1%
Closed Sales	24	55	+ 129.2%	436	646	+ 48.2%
Days on Market Until Sale	23	7	- 69.6%	27	17	- 37.0%
Median Sales Price*	\$1,260,000	\$1,500,000	+ 19.0%	\$1,125,000	\$1,245,000	+ 10.7%
Average Sales Price*	\$1,300,957	\$1,572,972	+ 20.9%	\$1,150,905	\$1,284,603	+ 11.6%
Percent of Original List Price Received*	98.3%	107.9%	+ 9.8%	97.9%	101.7%	+ 3.9%
Percent of List Price Received*	98.5%	106.7%	+ 8.3%	98.9%	101.8%	+ 2.9%
Inventory of Homes for Sale	105	22	- 79.0%	--	--	--
Months Supply of Inventory	3.0	0.4	- 86.7%	--	--	--

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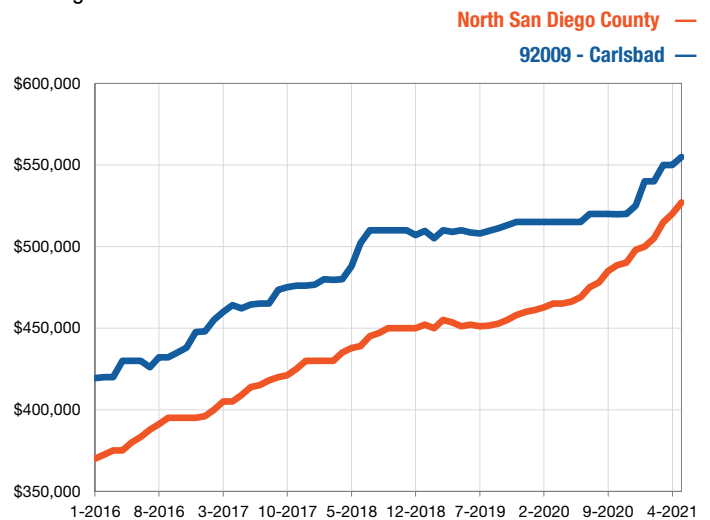
Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	33	26	- 21.2%	403	351	- 12.9%
Pending Sales	33	31	- 6.1%	270	336	+ 24.4%
Closed Sales	14	21	+ 50.0%	265	331	+ 24.9%
Days on Market Until Sale	19	12	- 36.8%	34	23	- 32.4%
Median Sales Price*	\$602,750	\$645,000	+ 7.0%	\$515,000	\$555,000	+ 7.8%
Average Sales Price*	\$591,464	\$669,276	+ 13.2%	\$543,051	\$594,991	+ 9.6%
Percent of Original List Price Received*	98.1%	104.8%	+ 6.8%	97.6%	100.4%	+ 2.9%
Percent of List Price Received*	98.6%	105.1%	+ 6.6%	98.6%	100.7%	+ 2.1%
Inventory of Homes for Sale	60	18	- 70.0%	--	--	--
Months Supply of Inventory	2.7	0.6	- 77.8%	--	--	--

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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 2021

Provided by the North San Diego County REALTORS®.

92010 - Carlsbad

North San Diego County

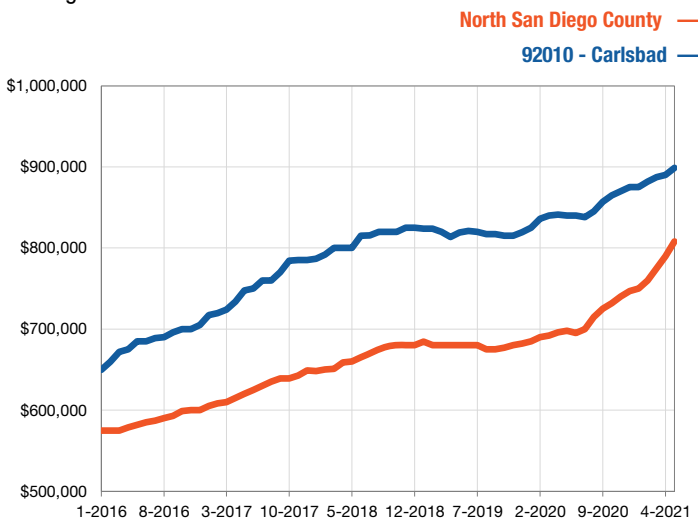
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	28	19	- 32.1%	232	188	- 19.0%
Pending Sales	27	10	- 63.0%	159	168	+ 5.7%
Closed Sales	11	15	+ 36.4%	143	187	+ 30.8%
Days on Market Until Sale	15	11	- 26.7%	32	21	- 34.4%
Median Sales Price*	\$819,000	\$1,015,500	+ 24.0%	\$840,000	\$899,000	+ 7.0%
Average Sales Price*	\$810,580	\$933,233	+ 15.1%	\$857,753	\$925,481	+ 7.9%
Percent of Original List Price Received*	99.6%	103.8%	+ 4.2%	98.0%	100.8%	+ 2.9%
Percent of List Price Received*	99.8%	105.1%	+ 5.3%	98.9%	100.9%	+ 2.0%
Inventory of Homes for Sale	31	14	- 54.8%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--

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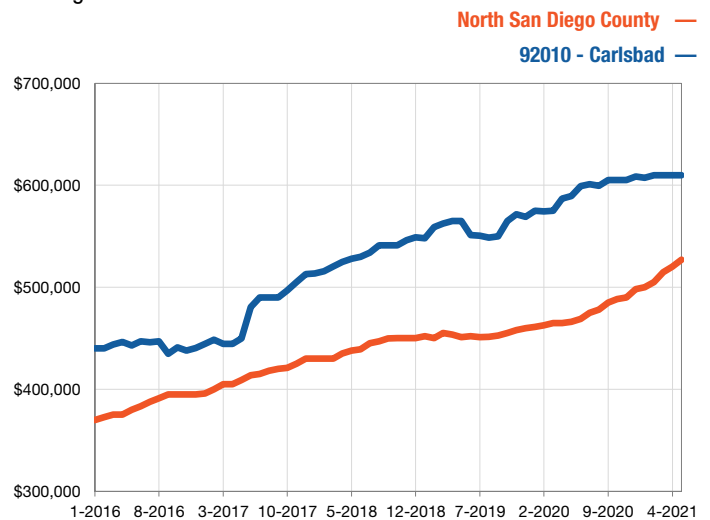
Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	9	8	- 11.1%	167	107	- 35.9%
Pending Sales	13	6	- 53.8%	121	102	- 15.7%
Closed Sales	9	4	- 55.6%	121	107	- 11.6%
Days on Market Until Sale	24	5	- 79.2%	23	14	- 39.1%
Median Sales Price*	\$624,000	\$680,000	+ 9.0%	\$589,500	\$610,000	+ 3.5%
Average Sales Price*	\$630,110	\$655,500	+ 4.0%	\$584,093	\$608,890	+ 4.2%
Percent of Original List Price Received*	99.0%	105.0%	+ 6.1%	98.8%	100.6%	+ 1.8%
Percent of List Price Received*	100.3%	105.0%	+ 4.7%	99.7%	100.8%	+ 1.1%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	0.8	0.6	- 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



Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

92011 - Carlsbad

North San Diego County

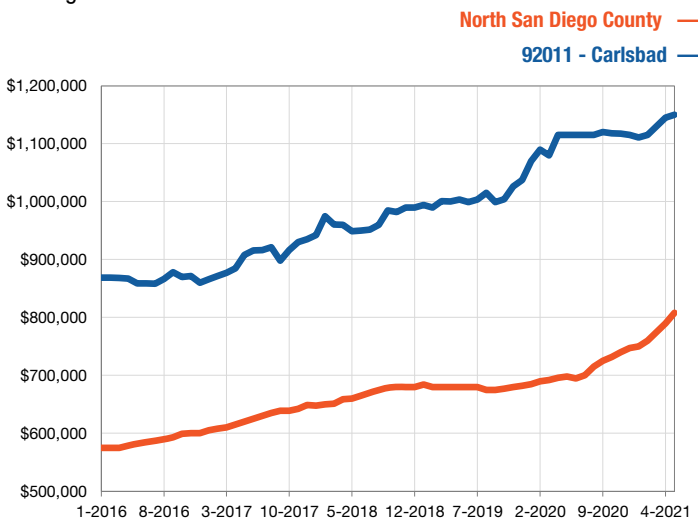
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	58	19	- 67.2%	384	355	- 7.6%
Pending Sales	24	24	0.0%	225	352	+ 56.4%
Closed Sales	11	18	+ 63.6%	217	354	+ 63.1%
Days on Market Until Sale	39	25	- 35.9%	47	27	- 42.6%
Median Sales Price*	\$980,000	\$1,427,500	+ 45.7%	\$1,115,000	\$1,150,000	+ 3.1%
Average Sales Price*	\$950,795	\$1,325,417	+ 39.4%	\$1,019,774	\$1,114,170	+ 9.3%
Percent of Original List Price Received*	97.1%	108.8%	+ 12.0%	95.5%	98.3%	+ 2.9%
Percent of List Price Received*	97.5%	108.2%	+ 11.0%	97.4%	99.5%	+ 2.2%
Inventory of Homes for Sale	95	23	- 75.8%	--	--	--
Months Supply of Inventory	5.1	0.8	- 84.3%	--	--	--

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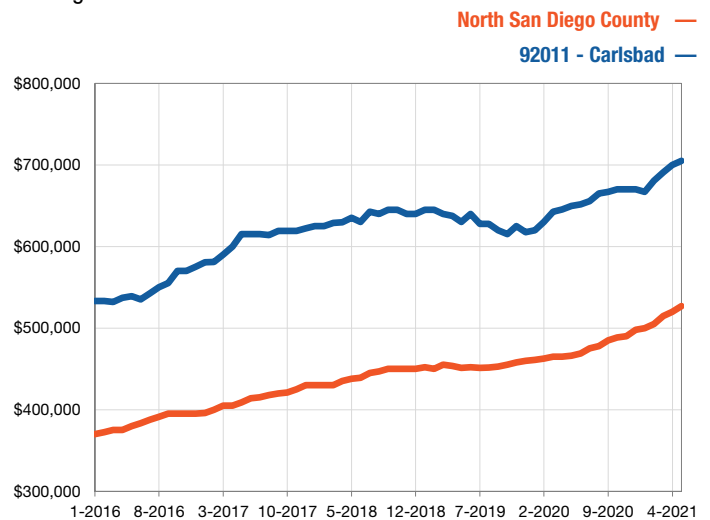
Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	12	11	- 8.3%	132	116	- 12.1%
Pending Sales	5	14	+ 180.0%	94	118	+ 25.5%
Closed Sales	4	11	+ 175.0%	102	112	+ 9.8%
Days on Market Until Sale	19	4	- 78.9%	32	14	- 56.3%
Median Sales Price*	\$650,000	\$820,000	+ 26.2%	\$649,500	\$705,000	+ 8.5%
Average Sales Price*	\$689,000	\$843,727	+ 22.5%	\$665,719	\$747,273	+ 12.3%
Percent of Original List Price Received*	98.4%	105.6%	+ 7.3%	97.2%	101.0%	+ 3.9%
Percent of List Price Received*	99.5%	105.6%	+ 6.1%	98.7%	101.0%	+ 2.3%
Inventory of Homes for Sale	21	2	- 90.5%	--	--	--
Months Supply of Inventory	2.7	0.2	- 92.6%	--	--	--

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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

92014 - Del Mar

North San Diego County

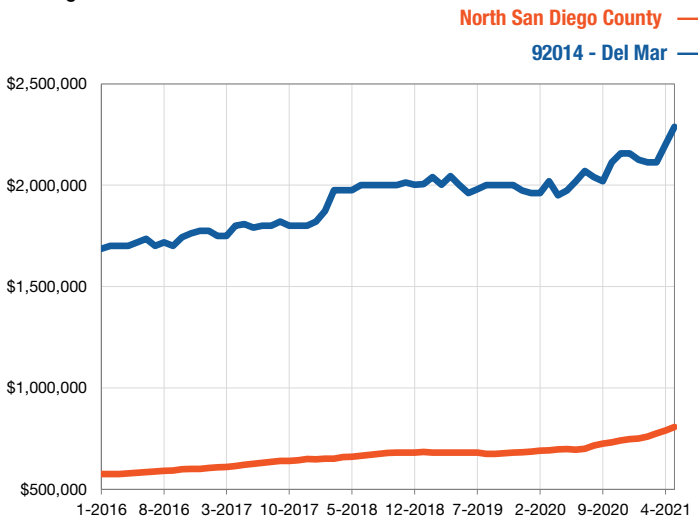
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	35	24	- 31.4%	259	270	+ 4.2%
Pending Sales	13	22	+ 69.2%	138	212	+ 53.6%
Closed Sales	11	22	+ 100.0%	138	200	+ 44.9%
Days on Market Until Sale	17	27	+ 58.8%	62	46	- 25.8%
Median Sales Price*	\$1,551,985	\$2,644,500	+ 70.4%	\$1,972,750	\$2,289,000	+ 16.0%
Average Sales Price*	\$1,878,697	\$3,559,526	+ 89.5%	\$3,127,181	\$3,005,677	- 3.9%
Percent of Original List Price Received*	95.0%	97.9%	+ 3.1%	92.9%	95.9%	+ 3.2%
Percent of List Price Received*	97.8%	99.2%	+ 1.4%	95.5%	97.5%	+ 2.1%
Inventory of Homes for Sale	83	33	- 60.2%	--	--	--
Months Supply of Inventory	7.2	1.9	- 73.6%	--	--	--

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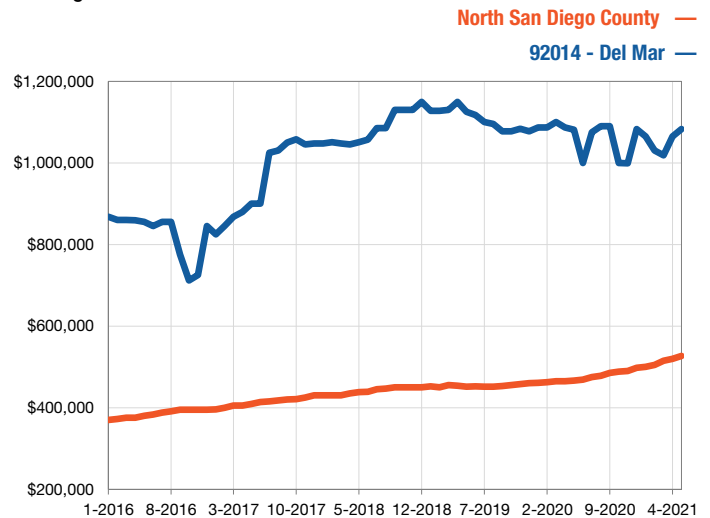
Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	10	7	- 30.0%	105	96	- 8.6%
Pending Sales	5	10	+ 100.0%	51	89	+ 74.5%
Closed Sales	1	7	+ 600.0%	56	86	+ 53.6%
Days on Market Until Sale	185	49	- 73.5%	51	37	- 27.5%
Median Sales Price*	\$0	\$1,347,000	--	\$1,081,000	\$1,082,500	+ 0.1%
Average Sales Price*	\$0	\$1,166,000	--	\$1,061,720	\$1,137,859	+ 7.2%
Percent of Original List Price Received*	0.0%	100.1%	--	95.4%	97.0%	+ 1.7%
Percent of List Price Received*	0.0%	100.9%	--	97.2%	98.2%	+ 1.0%
Inventory of Homes for Sale	27	2	- 92.6%	--	--	--
Months Supply of Inventory	6.4	0.3	- 95.3%	--	--	--

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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

Provided by the North San Diego County REALTORS®.

92024 - Encinitas

North San Diego County

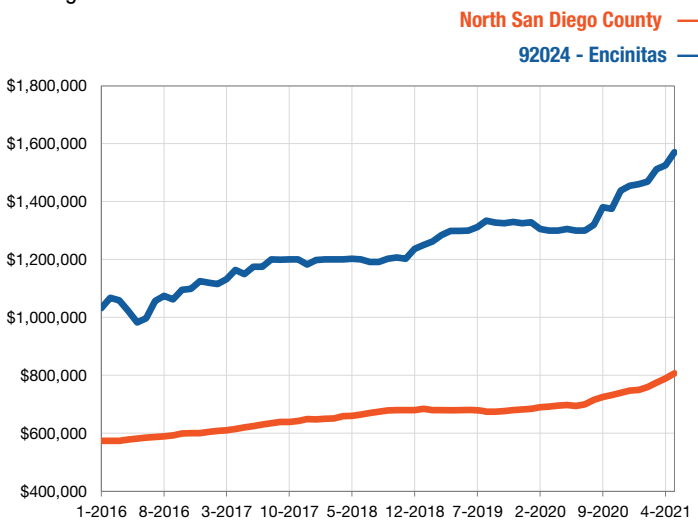
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	75	64	- 14.7%	714	692	- 3.1%
Pending Sales	32	50	+ 56.3%	412	617	+ 49.8%
Closed Sales	31	45	+ 45.2%	415	586	+ 41.2%
Days on Market Until Sale	25	17	- 32.0%	34	29	- 14.7%
Median Sales Price*	\$1,239,003	\$1,850,000	+ 49.3%	\$1,305,000	\$1,571,288	+ 20.4%
Average Sales Price*	\$1,683,850	\$2,080,366	+ 23.5%	\$1,521,159	\$1,751,641	+ 15.2%
Percent of Original List Price Received*	96.2%	101.1%	+ 5.1%	96.0%	98.6%	+ 2.7%
Percent of List Price Received*	97.5%	101.7%	+ 4.3%	97.6%	99.7%	+ 2.2%
Inventory of Homes for Sale	145	51	- 64.8%	--	--	--
Months Supply of Inventory	4.2	1.0	- 76.2%	--	--	--

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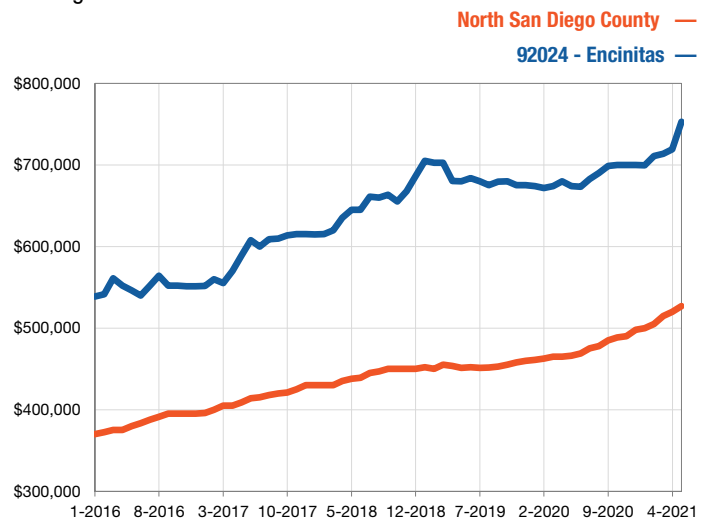
Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	22	16	- 27.3%	227	221	- 2.6%
Pending Sales	14	19	+ 35.7%	151	210	+ 39.1%
Closed Sales	9	22	+ 144.4%	152	209	+ 37.5%
Days on Market Until Sale	28	8	- 71.4%	27	20	- 25.9%
Median Sales Price*	\$610,000	\$1,002,500	+ 64.3%	\$674,000	\$753,000	+ 11.7%
Average Sales Price*	\$668,000	\$1,140,636	+ 70.8%	\$759,379	\$903,143	+ 18.9%
Percent of Original List Price Received*	97.9%	104.5%	+ 6.7%	97.7%	100.3%	+ 2.7%
Percent of List Price Received*	98.9%	104.6%	+ 5.8%	98.7%	100.7%	+ 2.0%
Inventory of Homes for Sale	41	8	- 80.5%	--	--	--
Months Supply of Inventory	3.3	0.5	- 84.8%	--	--	--

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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 2021

Provided by the North San Diego County REALTORS®.

92054 - Oceanside

North San Diego County

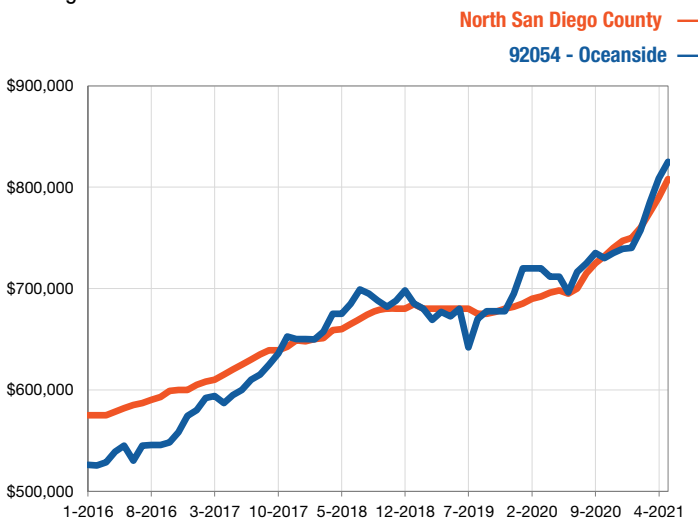
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	27	30	+ 11.1%	341	374	+ 9.7%
Pending Sales	19	30	+ 57.9%	244	316	+ 29.5%
Closed Sales	23	21	- 8.7%	239	305	+ 27.6%
Days on Market Until Sale	52	11	- 78.8%	37	25	- 32.4%
Median Sales Price*	\$732,500	\$900,000	+ 22.9%	\$711,605	\$825,000	+ 15.9%
Average Sales Price*	\$806,522	\$964,500	+ 19.6%	\$730,974	\$939,356	+ 28.5%
Percent of Original List Price Received*	95.1%	103.7%	+ 9.0%	95.8%	99.7%	+ 4.1%
Percent of List Price Received*	96.6%	104.1%	+ 7.8%	97.8%	100.5%	+ 2.8%
Inventory of Homes for Sale	58	27	- 53.4%	--	--	--
Months Supply of Inventory	2.9	1.0	- 65.5%	--	--	--

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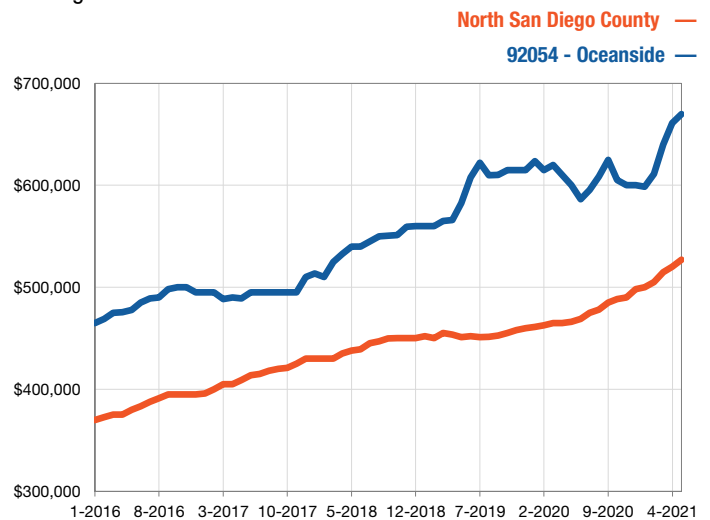
Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	39	21	- 46.2%	348	250	- 28.2%
Pending Sales	26	13	- 50.0%	197	231	+ 17.3%
Closed Sales	18	13	- 27.8%	197	235	+ 19.3%
Days on Market Until Sale	38	5	- 86.8%	52	39	- 25.0%
Median Sales Price*	\$540,500	\$800,000	+ 48.0%	\$600,000	\$670,000	+ 11.7%
Average Sales Price*	\$659,860	\$839,867	+ 27.3%	\$664,000	\$762,458	+ 14.8%
Percent of Original List Price Received*	94.3%	104.3%	+ 10.6%	95.8%	98.3%	+ 2.6%
Percent of List Price Received*	96.7%	103.4%	+ 6.9%	97.5%	98.7%	+ 1.2%
Inventory of Homes for Sale	83	25	- 69.9%	--	--	--
Months Supply of Inventory	5.1	1.3	- 74.5%	--	--	--

* 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.

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

92056 - Oceanside

North San Diego County

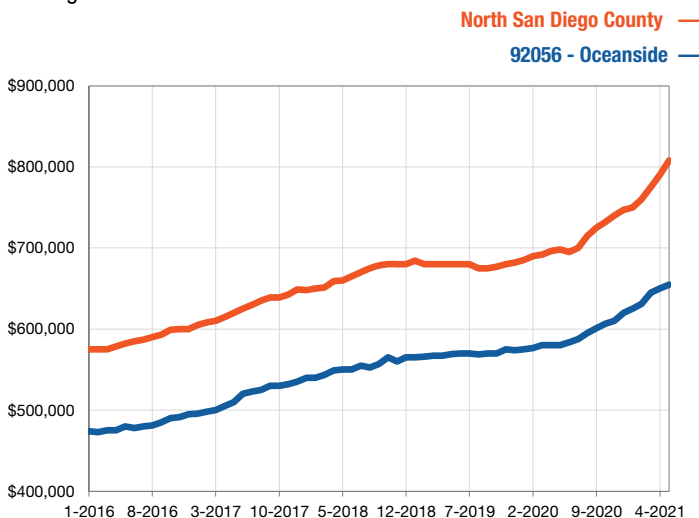
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	58	51	- 12.1%	577	585	+ 1.4%
Pending Sales	40	48	+ 20.0%	467	556	+ 19.1%
Closed Sales	24	41	+ 70.8%	467	551	+ 18.0%
Days on Market Until Sale	12	9	- 25.0%	26	13	- 50.0%
Median Sales Price*	\$609,000	\$740,000	+ 21.5%	\$580,000	\$655,000	+ 12.9%
Average Sales Price*	\$613,933	\$741,218	+ 20.7%	\$583,015	\$654,891	+ 12.3%
Percent of Original List Price Received*	99.1%	105.9%	+ 6.9%	98.6%	102.2%	+ 3.7%
Percent of List Price Received*	99.2%	105.5%	+ 6.4%	99.4%	102.1%	+ 2.7%
Inventory of Homes for Sale	69	29	- 58.0%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--

* 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.

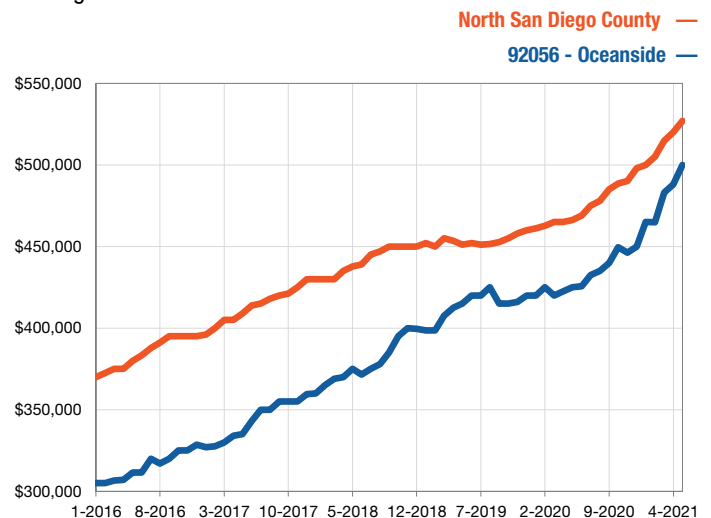
Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	26	24	- 7.7%	412	346	- 16.0%
Pending Sales	31	26	- 16.1%	316	332	+ 5.1%
Closed Sales	15	25	+ 66.7%	321	333	+ 3.7%
Days on Market Until Sale	20	4	- 80.0%	33	17	- 48.5%
Median Sales Price*	\$418,500	\$565,000	+ 35.0%	\$425,000	\$500,000	+ 17.6%
Average Sales Price*	\$443,107	\$595,720	+ 34.4%	\$456,788	\$506,898	+ 11.0%
Percent of Original List Price Received*	98.0%	103.4%	+ 5.5%	97.9%	101.0%	+ 3.2%
Percent of List Price Received*	99.5%	103.1%	+ 3.6%	98.7%	100.8%	+ 2.1%
Inventory of Homes for Sale	46	8	- 82.6%	--	--	--
Months Supply of Inventory	1.7	0.3	- 82.4%	--	--	--

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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®.

92057 - Oceanside

North San Diego County

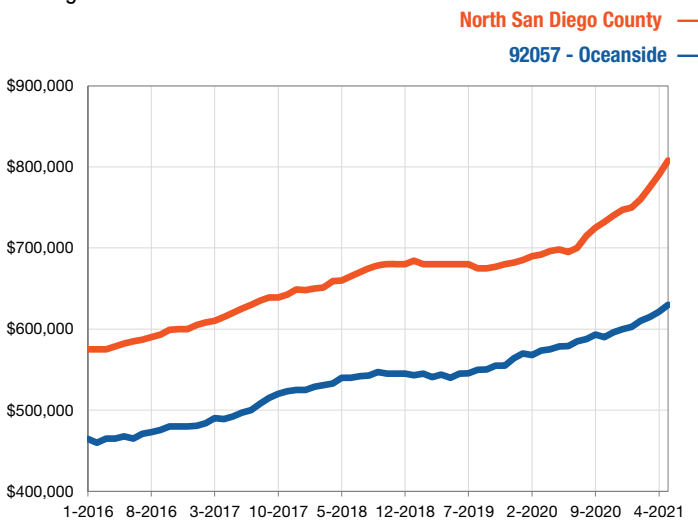
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	70	46	- 34.3%	761	674	- 11.4%
Pending Sales	66	56	- 15.2%	605	674	+ 11.4%
Closed Sales	40	50	+ 25.0%	598	685	+ 14.5%
Days on Market Until Sale	19	11	- 42.1%	30	19	- 36.7%
Median Sales Price*	\$591,500	\$750,000	+ 26.8%	\$578,500	\$630,000	+ 8.9%
Average Sales Price*	\$570,468	\$730,334	+ 28.0%	\$564,073	\$633,957	+ 12.4%
Percent of Original List Price Received*	99.4%	106.6%	+ 7.2%	98.0%	101.6%	+ 3.7%
Percent of List Price Received*	99.9%	105.7%	+ 5.8%	99.0%	101.3%	+ 2.3%
Inventory of Homes for Sale	105	21	- 80.0%	--	--	--
Months Supply of Inventory	2.1	0.4	- 81.0%	--	--	--

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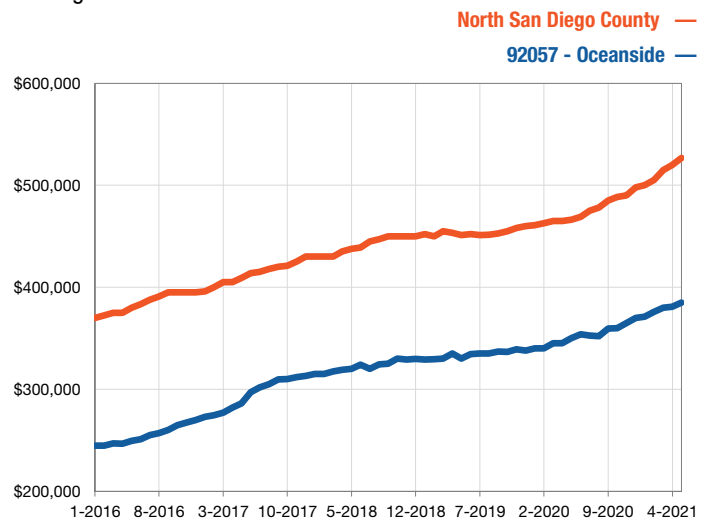
Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	28	39	+ 39.3%	425	336	- 20.9%
Pending Sales	35	27	- 22.9%	324	310	- 4.3%
Closed Sales	27	30	+ 11.1%	322	318	- 1.2%
Days on Market Until Sale	28	15	- 46.4%	26	21	- 19.2%
Median Sales Price*	\$377,500	\$424,000	+ 12.3%	\$350,000	\$385,000	+ 10.0%
Average Sales Price*	\$369,102	\$431,170	+ 16.8%	\$350,456	\$394,391	+ 12.5%
Percent of Original List Price Received*	98.4%	103.7%	+ 5.4%	98.1%	100.1%	+ 2.0%
Percent of List Price Received*	99.2%	103.8%	+ 4.6%	99.1%	100.4%	+ 1.3%
Inventory of Homes for Sale	46	24	- 47.8%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--

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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 2021

Provided by the North San Diego County REALTORS®.

92058 - Oceanside

North San Diego County

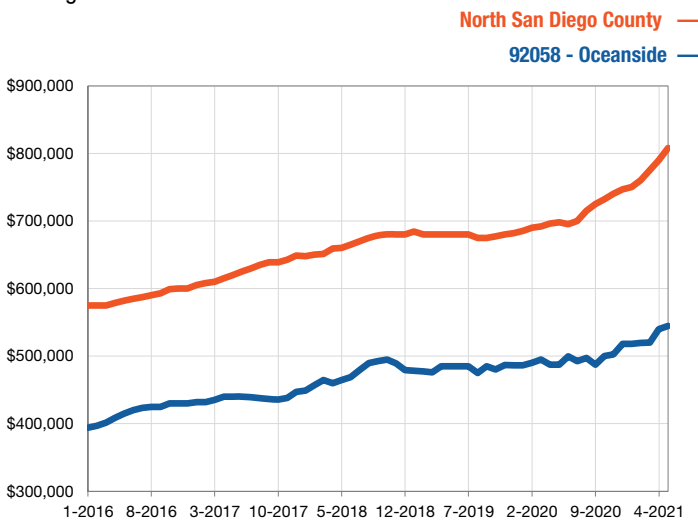
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	14	9	- 35.7%	229	183	- 20.1%
Pending Sales	14	11	- 21.4%	177	171	- 3.4%
Closed Sales	7	15	+ 114.3%	171	174	+ 1.8%
Days on Market Until Sale	24	15	- 37.5%	35	27	- 22.9%
Median Sales Price*	\$560,000	\$640,000	+ 14.3%	\$487,500	\$545,000	+ 11.8%
Average Sales Price*	\$508,414	\$530,960	+ 4.4%	\$425,851	\$494,316	+ 16.1%
Percent of Original List Price Received*	97.9%	104.2%	+ 6.4%	96.3%	99.5%	+ 3.3%
Percent of List Price Received*	98.5%	102.0%	+ 3.6%	97.8%	100.1%	+ 2.4%
Inventory of Homes for Sale	35	17	- 51.4%	--	--	--
Months Supply of Inventory	2.4	1.2	- 50.0%	--	--	--

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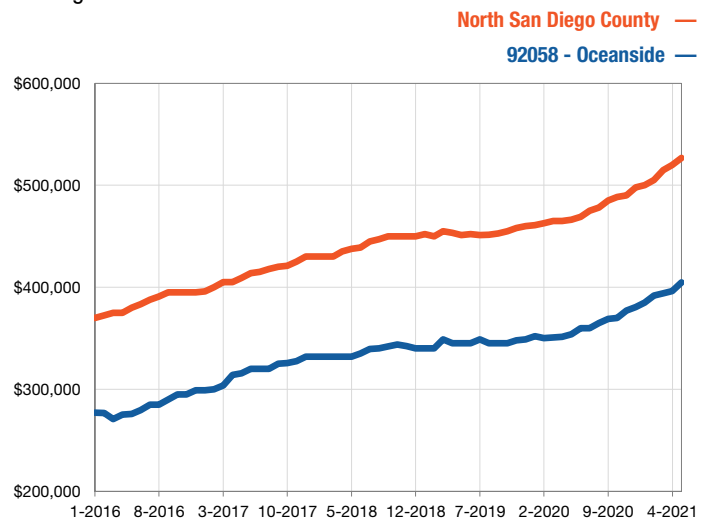
Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	13	14	+ 7.7%	115	103	- 10.4%
Pending Sales	10	15	+ 50.0%	101	96	- 5.0%
Closed Sales	7	6	- 14.3%	101	89	- 11.9%
Days on Market Until Sale	25	4	- 84.0%	24	12	- 50.0%
Median Sales Price*	\$383,000	\$506,250	+ 32.2%	\$354,000	\$405,000	+ 14.4%
Average Sales Price*	\$380,414	\$498,950	+ 31.2%	\$360,307	\$405,709	+ 12.6%
Percent of Original List Price Received*	98.6%	107.7%	+ 9.2%	98.9%	101.9%	+ 3.0%
Percent of List Price Received*	99.7%	107.7%	+ 8.0%	99.6%	101.7%	+ 2.1%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	1.5	0.5	- 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



Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

92075 - Solana Beach

North San Diego County

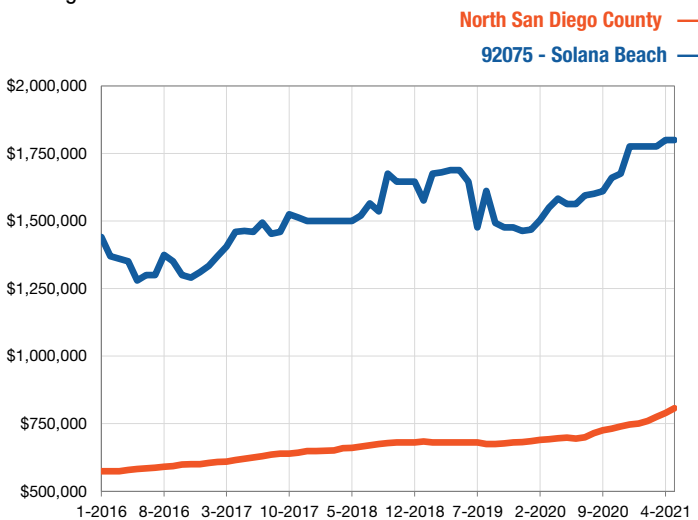
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	11	9	- 18.2%	132	152	+ 15.2%
Pending Sales	4	7	+ 75.0%	77	114	+ 48.1%
Closed Sales	1	6	+ 500.0%	80	112	+ 40.0%
Days on Market Until Sale	3	14	+ 366.7%	54	31	- 42.6%
Median Sales Price*	\$1,296,625	\$1,972,000	+ 52.1%	\$1,562,625	\$1,800,000	+ 15.2%
Average Sales Price*	\$1,296,625	\$2,113,000	+ 63.0%	\$1,993,392	\$2,320,879	+ 16.4%
Percent of Original List Price Received*	96.1%	95.9%	- 0.2%	93.9%	95.6%	+ 1.8%
Percent of List Price Received*	96.1%	96.0%	- 0.1%	96.3%	96.9%	+ 0.6%
Inventory of Homes for Sale	32	11	- 65.6%	--	--	--
Months Supply of Inventory	5.0	1.2	- 76.0%	--	--	--

* 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		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	12	17	+ 41.7%	162	154	- 4.9%
Pending Sales	5	12	+ 140.0%	95	123	+ 29.5%
Closed Sales	4	13	+ 225.0%	99	114	+ 15.2%
Days on Market Until Sale	36	14	- 61.1%	41	32	- 22.0%
Median Sales Price*	\$1,082,000	\$1,302,888	+ 20.4%	\$960,000	\$1,000,000	+ 4.2%
Average Sales Price*	\$1,048,250	\$1,366,061	+ 30.3%	\$998,787	\$1,126,518	+ 12.8%
Percent of Original List Price Received*	96.8%	98.4%	+ 1.7%	96.1%	96.9%	+ 0.8%
Percent of List Price Received*	96.8%	100.0%	+ 3.3%	97.9%	98.4%	+ 0.5%
Inventory of Homes for Sale	32	13	- 59.4%	--	--	--
Months Supply of Inventory	4.0	1.3	- 67.5%	--	--	--

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



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

