

Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92003 - Bonsall

North San Diego County

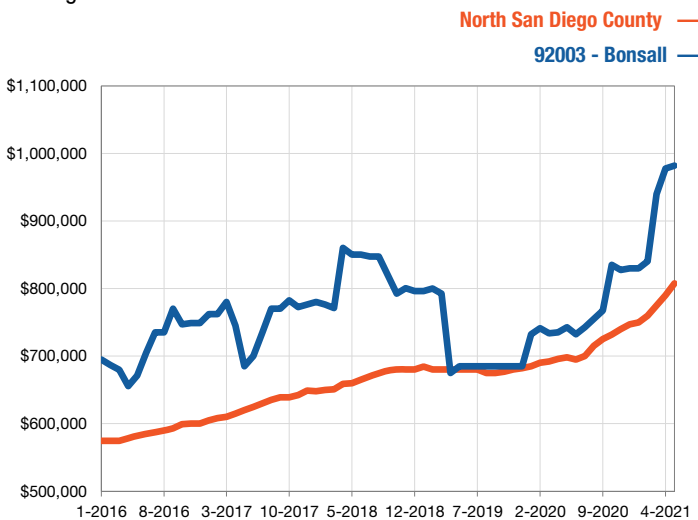
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	6	9	+ 50.0%	114	123	+ 7.9%
Pending Sales	4	7	+ 75.0%	72	98	+ 36.1%
Closed Sales	7	8	+ 14.3%	70	95	+ 35.7%
Days on Market Until Sale	84	7	- 91.7%	67	38	- 43.3%
Median Sales Price*	\$855,000	\$1,120,000	+ 31.0%	\$742,500	\$982,000	+ 32.3%
Average Sales Price*	\$1,334,946	\$1,118,750	- 16.2%	\$876,921	\$1,031,604	+ 17.6%
Percent of Original List Price Received*	94.3%	100.2%	+ 6.3%	97.0%	98.2%	+ 1.2%
Percent of List Price Received*	95.6%	103.0%	+ 7.7%	98.4%	98.9%	+ 0.5%
Inventory of Homes for Sale	25	11	- 56.0%	--	--	--
Months Supply of Inventory	4.2	1.3	- 69.0%	--	--	--

* 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.

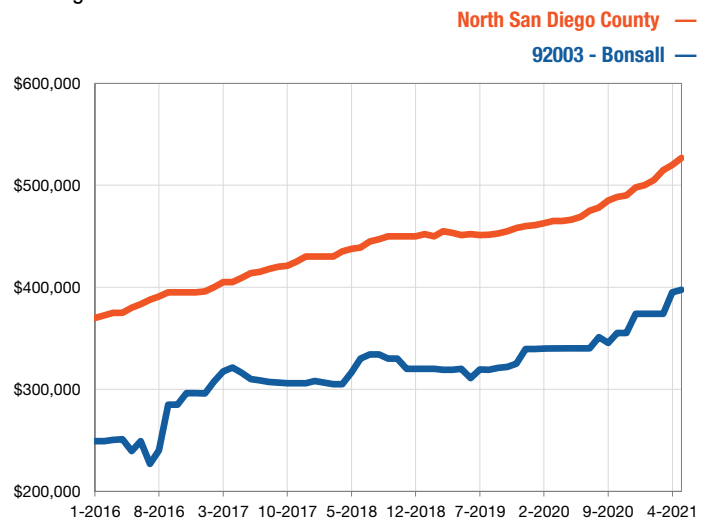
Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	1	5	+ 400.0%	29	33	+ 13.8%
Pending Sales	2	2	0.0%	26	27	+ 3.8%
Closed Sales	1	2	+ 100.0%	28	26	- 7.1%
Days on Market Until Sale	49	5	- 89.8%	42	22	- 47.6%
Median Sales Price*	\$288,000	\$390,000	+ 35.4%	\$340,000	\$397,500	+ 16.9%
Average Sales Price*	\$288,000	\$390,000	+ 35.4%	\$364,323	\$394,423	+ 8.3%
Percent of Original List Price Received*	90.0%	103.4%	+ 14.9%	96.8%	101.1%	+ 4.4%
Percent of List Price Received*	96.0%	103.4%	+ 7.7%	99.0%	100.5%	+ 1.5%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--

* 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.

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

92025 - Escondido

North San Diego County

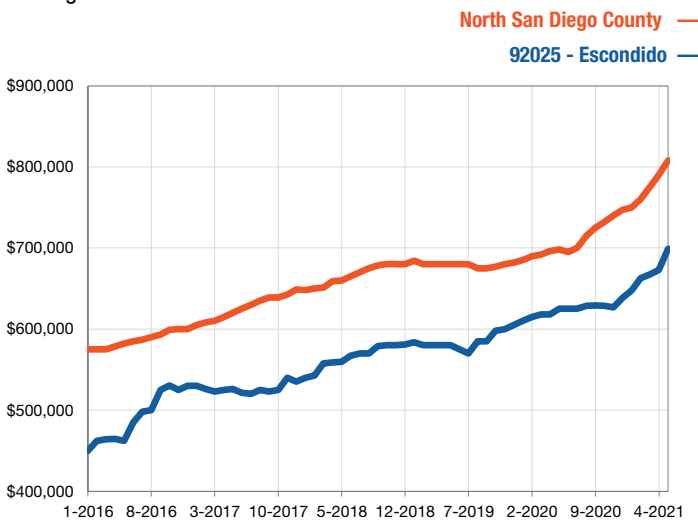
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	33	40	+ 21.2%	412	397	- 3.6%
Pending Sales	29	38	+ 31.0%	304	356	+ 17.1%
Closed Sales	15	35	+ 133.3%	294	354	+ 20.4%
Days on Market Until Sale	30	7	- 76.7%	34	17	- 50.0%
Median Sales Price*	\$575,000	\$870,000	+ 51.3%	\$625,000	\$699,000	+ 11.8%
Average Sales Price*	\$654,367	\$932,968	+ 42.6%	\$662,277	\$755,095	+ 14.0%
Percent of Original List Price Received*	98.8%	107.4%	+ 8.7%	97.5%	101.4%	+ 4.0%
Percent of List Price Received*	99.3%	105.5%	+ 6.2%	98.7%	101.5%	+ 2.8%
Inventory of Homes for Sale	42	25	- 40.5%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--

* 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.

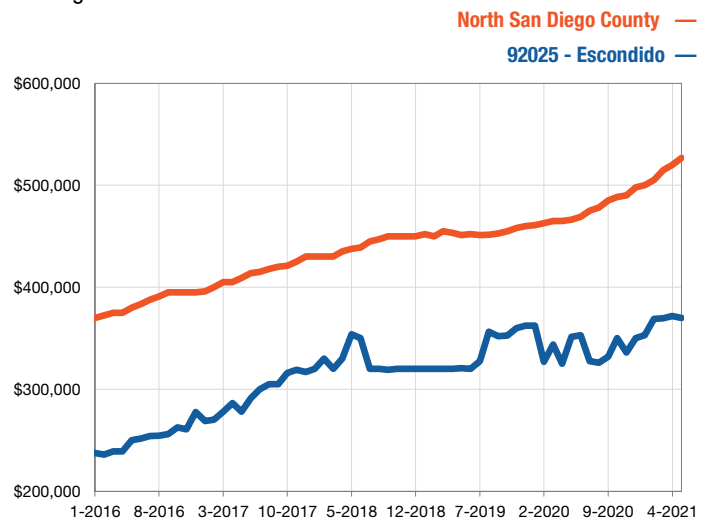
Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	7	21	+ 200.0%	106	113	+ 6.6%
Pending Sales	7	12	+ 71.4%	83	101	+ 21.7%
Closed Sales	6	9	+ 50.0%	86	95	+ 10.5%
Days on Market Until Sale	11	6	- 45.5%	28	20	- 28.6%
Median Sales Price*	\$377,500	\$365,000	- 3.3%	\$351,500	\$370,000	+ 5.3%
Average Sales Price*	\$377,833	\$392,378	+ 3.8%	\$352,547	\$389,354	+ 10.4%
Percent of Original List Price Received*	100.5%	105.6%	+ 5.1%	98.2%	100.0%	+ 1.8%
Percent of List Price Received*	100.5%	107.7%	+ 7.2%	98.9%	100.9%	+ 2.0%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--

* 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.

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®.

92026 - Escondido

North San Diego County

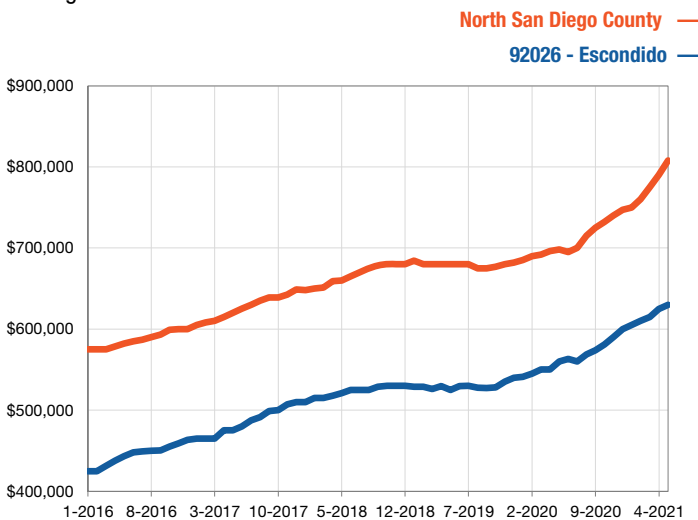
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	56	59	+ 5.4%	752	725	- 3.6%
Pending Sales	54	71	+ 31.5%	552	680	+ 23.2%
Closed Sales	30	51	+ 70.0%	560	661	+ 18.0%
Days on Market Until Sale	35	17	- 51.4%	38	22	- 42.1%
Median Sales Price*	\$605,000	\$765,000	+ 26.4%	\$560,000	\$630,000	+ 12.5%
Average Sales Price*	\$620,983	\$753,588	+ 21.4%	\$579,462	\$652,235	+ 12.6%
Percent of Original List Price Received*	96.7%	104.5%	+ 8.1%	97.6%	101.0%	+ 3.5%
Percent of List Price Received*	97.5%	104.0%	+ 6.7%	98.9%	100.8%	+ 1.9%
Inventory of Homes for Sale	103	44	- 57.3%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--

* 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.

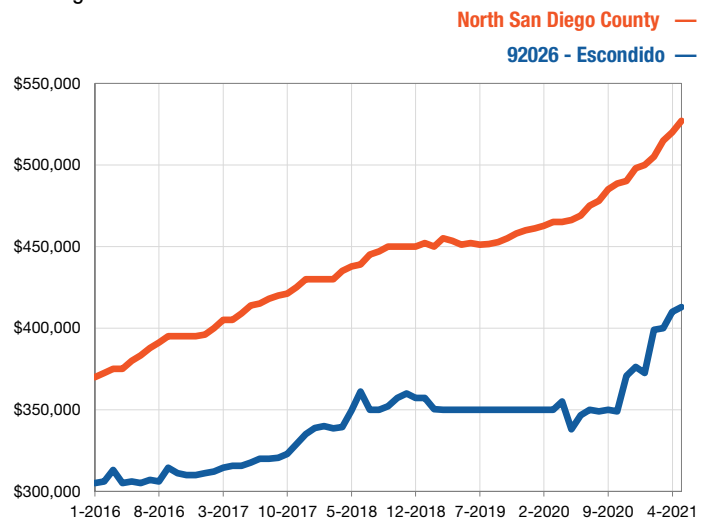
Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	9	20	+ 122.2%	154	173	+ 12.3%
Pending Sales	6	15	+ 150.0%	121	159	+ 31.4%
Closed Sales	5	11	+ 120.0%	126	148	+ 17.5%
Days on Market Until Sale	11	7	- 36.4%	27	15	- 44.4%
Median Sales Price*	\$268,000	\$430,000	+ 60.4%	\$338,000	\$413,000	+ 22.2%
Average Sales Price*	\$275,180	\$429,659	+ 56.1%	\$326,558	\$413,964	+ 26.8%
Percent of Original List Price Received*	100.3%	105.4%	+ 5.1%	97.6%	101.0%	+ 3.5%
Percent of List Price Received*	100.3%	105.4%	+ 5.1%	99.2%	101.2%	+ 2.0%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--

* 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



Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92027 - Escondido

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	57	52	- 8.8%	603	623	+ 3.3%
Pending Sales	62	60	- 3.2%	469	582	+ 24.1%
Closed Sales	26	52	+ 100.0%	463	558	+ 20.5%
Days on Market Until Sale	19	10	- 47.4%	33	16	- 51.5%
Median Sales Price*	\$510,000	\$762,000	+ 49.4%	\$514,000	\$610,250	+ 18.7%
Average Sales Price*	\$498,400	\$731,616	+ 46.8%	\$525,946	\$645,520	+ 22.7%
Percent of Original List Price Received*	100.0%	104.7%	+ 4.7%	97.9%	101.7%	+ 3.9%
Percent of List Price Received*	99.8%	104.4%	+ 4.6%	99.0%	101.5%	+ 2.5%
Inventory of Homes for Sale	66	31	- 53.0%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--

* 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.

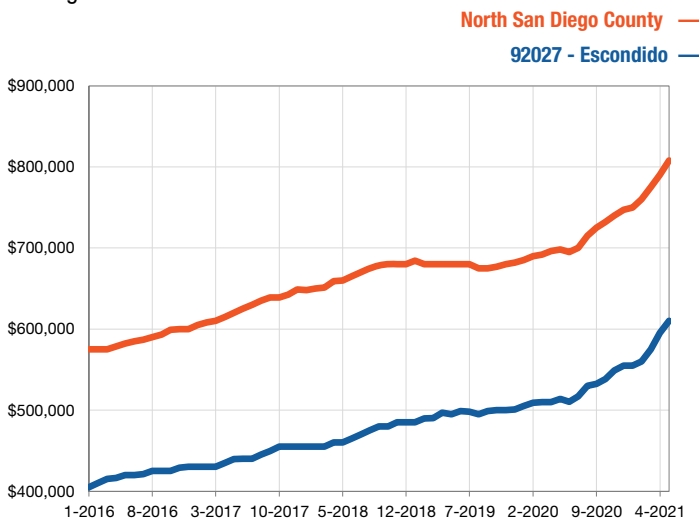
Attached Single-Family

Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	16	12	- 25.0%	136	120	- 11.8%
Pending Sales	10	8	- 20.0%	106	105	- 0.9%
Closed Sales	7	3	- 57.1%	99	107	+ 8.1%
Days on Market Until Sale	18	9	- 50.0%	32	21	- 34.4%
Median Sales Price*	\$359,000	\$365,000	+ 1.7%	\$300,000	\$303,000	+ 1.0%
Average Sales Price*	\$320,286	\$331,000	+ 3.3%	\$306,931	\$323,409	+ 5.4%
Percent of Original List Price Received*	99.1%	102.8%	+ 3.7%	97.5%	100.1%	+ 2.7%
Percent of List Price Received*	100.0%	102.8%	+ 2.8%	98.7%	100.5%	+ 1.8%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--

* 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.

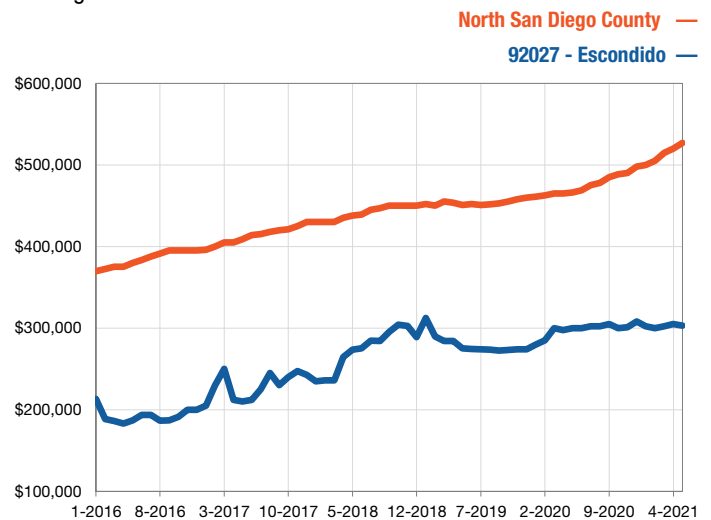
Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation



Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92028 - Fallbrook

North San Diego County

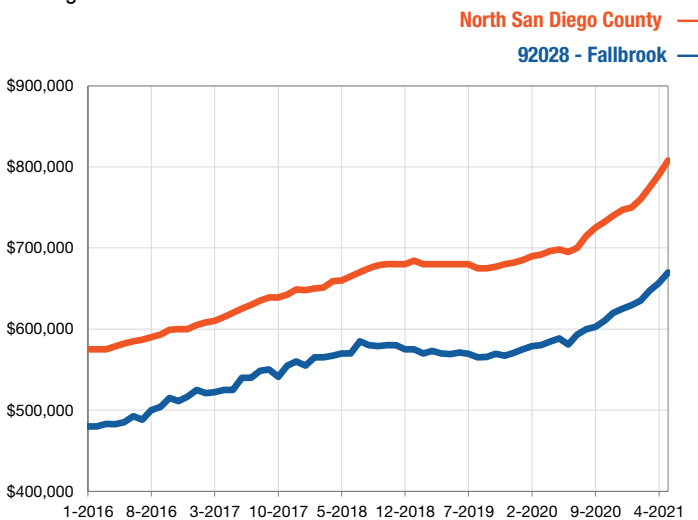
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	103	86	- 16.5%	1,212	1,071	- 11.6%
Pending Sales	82	79	- 3.7%	839	1,000	+ 19.2%
Closed Sales	57	74	+ 29.8%	856	993	+ 16.0%
Days on Market Until Sale	50	27	- 46.0%	55	28	- 49.1%
Median Sales Price*	\$570,000	\$757,000	+ 32.8%	\$588,325	\$670,000	+ 13.9%
Average Sales Price*	\$650,484	\$853,798	+ 31.3%	\$631,991	\$731,610	+ 15.8%
Percent of Original List Price Received*	98.8%	102.0%	+ 3.2%	96.9%	99.8%	+ 3.0%
Percent of List Price Received*	99.8%	102.0%	+ 2.2%	98.6%	100.4%	+ 1.8%
Inventory of Homes for Sale	220	88	- 60.0%	--	--	--
Months Supply of Inventory	3.1	1.1	- 64.5%	--	--	--

* 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.

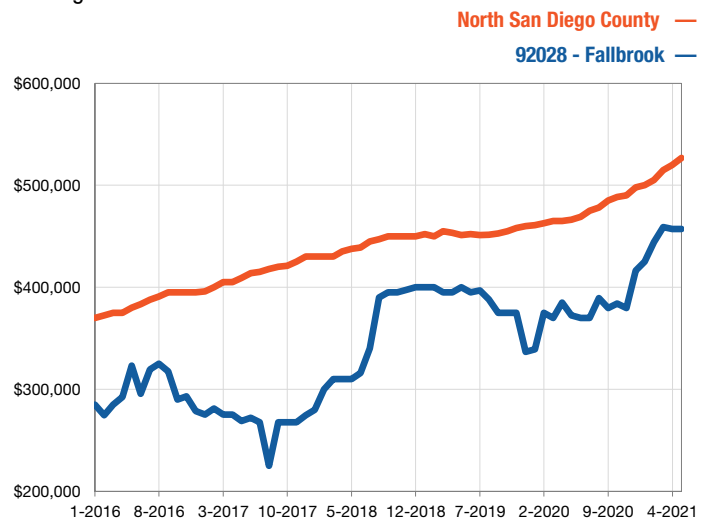
Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	2	5	+ 150.0%	32	52	+ 62.5%
Pending Sales	0	3	--	28	45	+ 60.7%
Closed Sales	1	3	+ 200.0%	30	42	+ 40.0%
Days on Market Until Sale	4	10	+ 150.0%	39	25	- 35.9%
Median Sales Price*	\$360,000	\$440,000	+ 22.2%	\$372,500	\$457,000	+ 22.7%
Average Sales Price*	\$360,000	\$398,333	+ 10.6%	\$362,880	\$448,384	+ 23.6%
Percent of Original List Price Received*	100.0%	110.9%	+ 10.9%	96.3%	99.8%	+ 3.6%
Percent of List Price Received*	100.0%	110.9%	+ 10.9%	98.4%	100.8%	+ 2.4%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

* 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®.

92029 - Escondido

North San Diego County

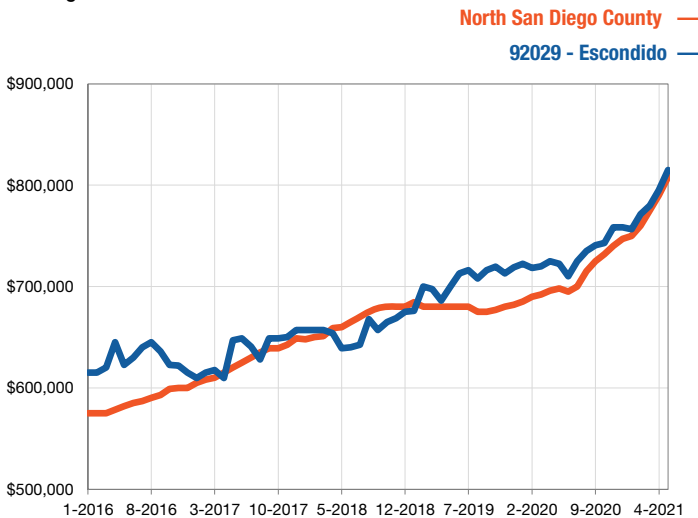
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	38	30	- 21.1%	481	374	- 22.2%
Pending Sales	33	34	+ 3.0%	322	350	+ 8.7%
Closed Sales	22	29	+ 31.8%	320	344	+ 7.5%
Days on Market Until Sale	23	10	- 56.5%	45	22	- 51.1%
Median Sales Price*	\$710,000	\$1,050,000	+ 47.9%	\$722,500	\$815,000	+ 12.8%
Average Sales Price*	\$723,964	\$1,151,255	+ 59.0%	\$717,684	\$865,698	+ 20.6%
Percent of Original List Price Received*	97.9%	104.9%	+ 7.2%	96.9%	100.4%	+ 3.6%
Percent of List Price Received*	98.3%	103.9%	+ 5.7%	98.4%	100.5%	+ 2.1%
Inventory of Homes for Sale	72	24	- 66.7%	--	--	--
Months Supply of Inventory	2.7	0.8	- 70.4%	--	--	--

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

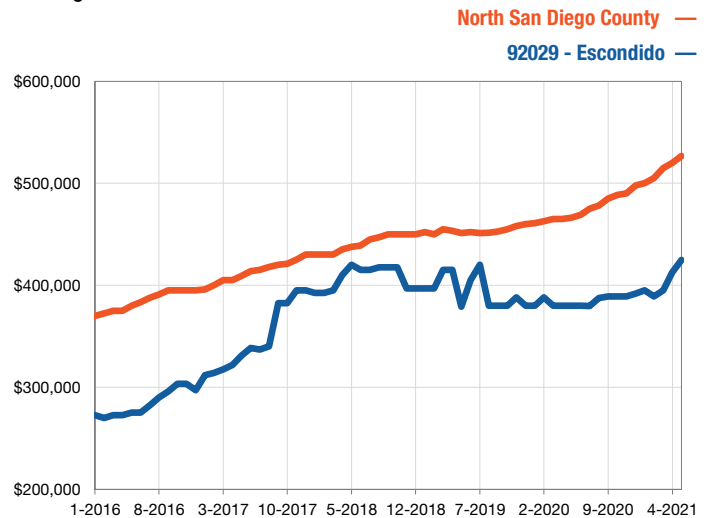
Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	3	1	- 66.7%	26	17	- 34.6%
Pending Sales	2	1	- 50.0%	15	18	+ 20.0%
Closed Sales	1	0	- 100.0%	15	19	+ 26.7%
Days on Market Until Sale	26	0	- 100.0%	31	14	- 54.8%
Median Sales Price*	\$400,000	\$0	- 100.0%	\$380,000	\$425,000	+ 11.8%
Average Sales Price*	\$400,000	\$0	- 100.0%	\$399,593	\$445,674	+ 11.5%
Percent of Original List Price Received*	94.1%	0.0%	- 100.0%	97.3%	100.6%	+ 3.4%
Percent of List Price Received*	97.6%	0.0%	- 100.0%	98.7%	101.0%	+ 2.3%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--

* 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



Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

92069 - San Marcos

North San Diego County

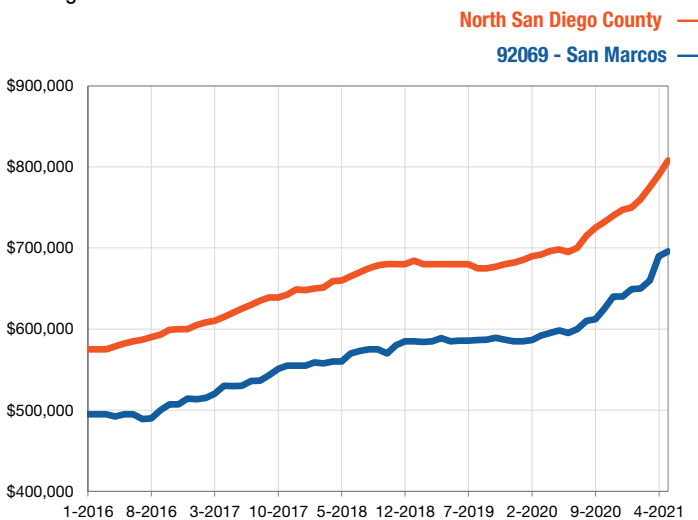
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	38	38	0.0%	446	438	- 1.8%
Pending Sales	30	36	+ 20.0%	363	401	+ 10.5%
Closed Sales	14	34	+ 142.9%	378	390	+ 3.2%
Days on Market Until Sale	30	8	- 73.3%	31	16	- 48.4%
Median Sales Price*	\$656,000	\$768,389	+ 17.1%	\$598,150	\$696,000	+ 16.4%
Average Sales Price*	\$637,750	\$764,752	+ 19.9%	\$579,657	\$699,959	+ 20.8%
Percent of Original List Price Received*	99.4%	105.2%	+ 5.8%	97.7%	101.3%	+ 3.7%
Percent of List Price Received*	99.9%	104.7%	+ 4.8%	98.6%	101.5%	+ 2.9%
Inventory of Homes for Sale	47	28	- 40.4%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--

* 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.

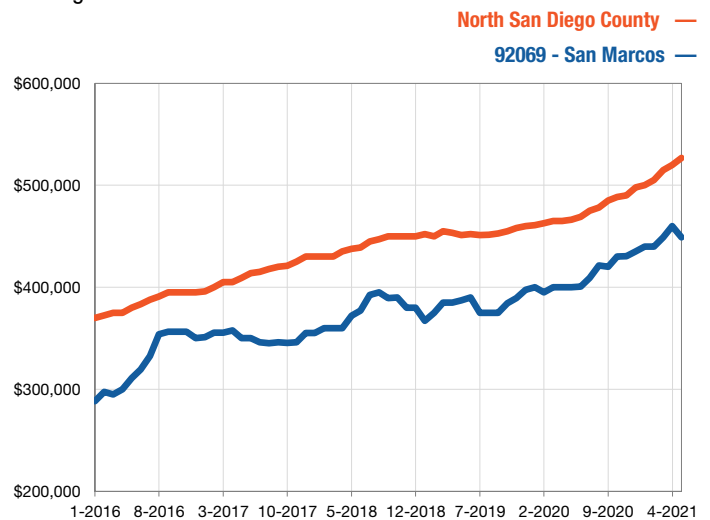
Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	18	11	- 38.9%	154	89	- 42.2%
Pending Sales	12	9	- 25.0%	117	86	- 26.5%
Closed Sales	4	8	+ 100.0%	109	88	- 19.3%
Days on Market Until Sale	20	17	- 15.0%	28	19	- 32.1%
Median Sales Price*	\$528,188	\$444,375	- 15.9%	\$399,990	\$449,000	+ 12.3%
Average Sales Price*	\$519,094	\$499,531	- 3.8%	\$402,143	\$442,491	+ 10.0%
Percent of Original List Price Received*	99.4%	105.3%	+ 5.9%	98.3%	101.6%	+ 3.4%
Percent of List Price Received*	99.4%	104.8%	+ 5.4%	99.3%	101.6%	+ 2.3%
Inventory of Homes for Sale	19	6	- 68.4%	--	--	--
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.

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®.

92078 - San Marcos

North San Diego County

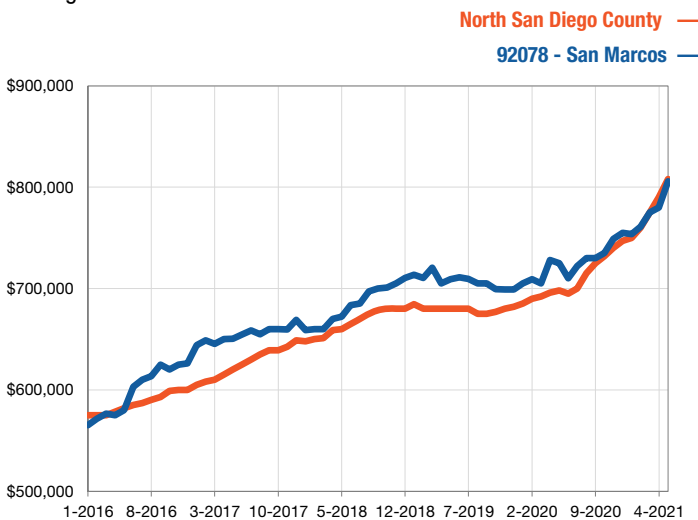
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	76	68	- 10.5%	784	762	- 2.8%
Pending Sales	47	59	+ 25.5%	557	717	+ 28.7%
Closed Sales	35	47	+ 34.3%	578	694	+ 20.1%
Days on Market Until Sale	40	8	- 80.0%	38	19	- 50.0%
Median Sales Price*	\$660,000	\$1,040,000	+ 57.6%	\$725,000	\$806,000	+ 11.2%
Average Sales Price*	\$633,309	\$1,114,199	+ 75.9%	\$699,647	\$846,566	+ 21.0%
Percent of Original List Price Received*	95.6%	109.7%	+ 14.7%	96.2%	101.4%	+ 5.4%
Percent of List Price Received*	97.5%	108.0%	+ 10.8%	98.3%	101.6%	+ 3.4%
Inventory of Homes for Sale	118	50	- 57.6%	--	--	--
Months Supply of Inventory	2.5	0.8	- 68.0%	--	--	--

* 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.

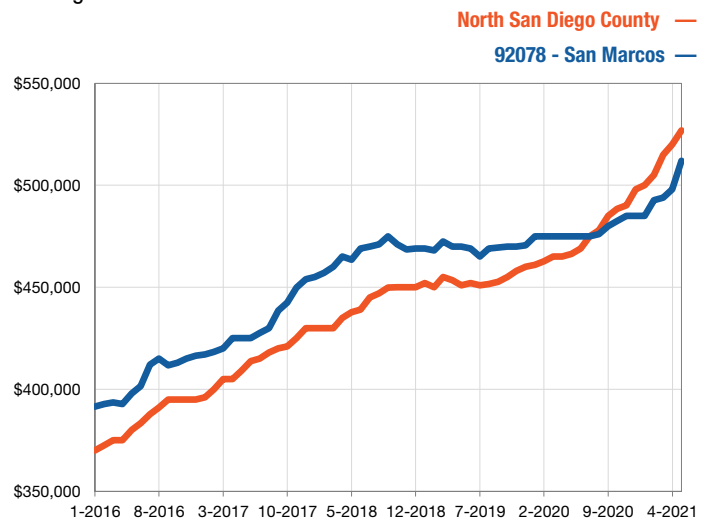
Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	33	19	- 42.4%	326	254	- 22.1%
Pending Sales	24	16	- 33.3%	264	241	- 8.7%
Closed Sales	14	26	+ 85.7%	254	247	- 2.8%
Days on Market Until Sale	30	12	- 60.0%	30	15	- 50.0%
Median Sales Price*	\$425,500	\$587,500	+ 38.1%	\$475,000	\$512,000	+ 7.8%
Average Sales Price*	\$440,807	\$545,673	+ 23.8%	\$456,209	\$511,368	+ 12.1%
Percent of Original List Price Received*	97.1%	105.9%	+ 9.1%	97.5%	101.3%	+ 3.9%
Percent of List Price Received*	100.2%	105.0%	+ 4.8%	98.7%	101.4%	+ 2.7%
Inventory of Homes for Sale	36	17	- 52.8%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--

* 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



Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92081 - Vista

North San Diego County

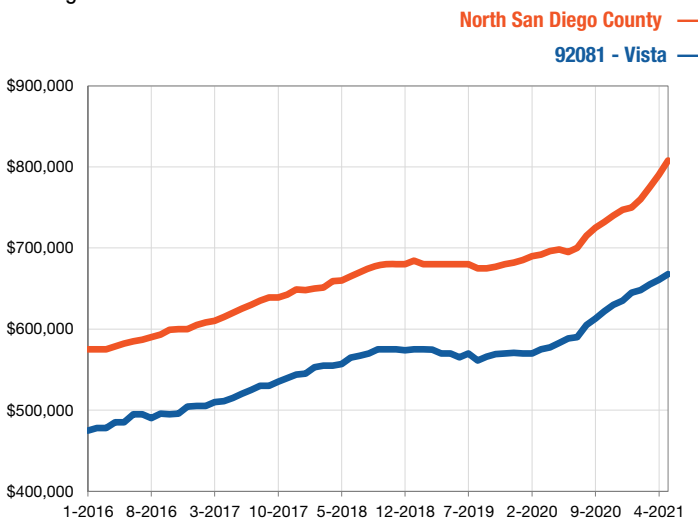
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	29	22	- 24.1%	341	359	+ 5.3%
Pending Sales	29	24	- 17.2%	281	346	+ 23.1%
Closed Sales	8	18	+ 125.0%	275	350	+ 27.3%
Days on Market Until Sale	28	7	- 75.0%	29	16	- 44.8%
Median Sales Price*	\$653,697	\$754,661	+ 15.4%	\$583,000	\$667,918	+ 14.6%
Average Sales Price*	\$773,389	\$789,229	+ 2.0%	\$592,818	\$689,928	+ 16.4%
Percent of Original List Price Received*	101.0%	107.5%	+ 6.4%	97.4%	101.7%	+ 4.4%
Percent of List Price Received*	100.3%	106.5%	+ 6.2%	98.7%	101.7%	+ 3.0%
Inventory of Homes for Sale	35	12	- 65.7%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--

* 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.

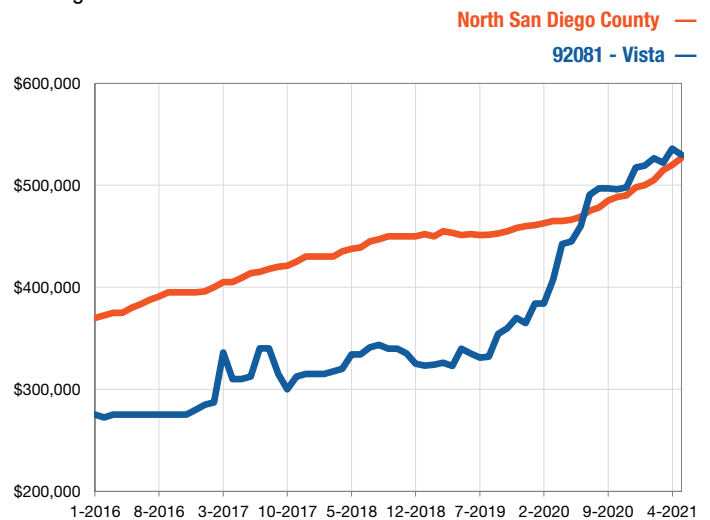
Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	10	9	- 10.0%	117	108	- 7.7%
Pending Sales	13	12	- 7.7%	98	111	+ 13.3%
Closed Sales	5	12	+ 140.0%	94	115	+ 22.3%
Days on Market Until Sale	32	10	- 68.8%	38	26	- 31.6%
Median Sales Price*	\$542,900	\$416,250	- 23.3%	\$445,000	\$530,000	+ 19.1%
Average Sales Price*	\$489,749	\$488,943	- 0.2%	\$431,369	\$509,480	+ 18.1%
Percent of Original List Price Received*	99.1%	106.3%	+ 7.3%	98.5%	101.6%	+ 3.1%
Percent of List Price Received*	99.1%	106.5%	+ 7.5%	99.2%	101.6%	+ 2.4%
Inventory of Homes for Sale	16	4	- 75.0%	--	--	--
Months Supply of Inventory	2.0	0.4	- 80.0%	--	--	--

* 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



Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

92082 - Valley Center

North San Diego County

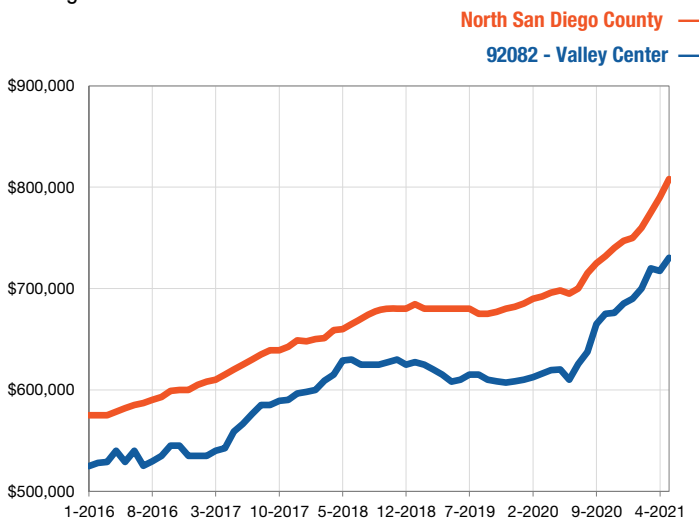
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	46	24	- 47.8%	418	337	- 19.4%
Pending Sales	22	21	- 4.5%	251	314	+ 25.1%
Closed Sales	18	18	0.0%	246	304	+ 23.6%
Days on Market Until Sale	38	24	- 36.8%	60	38	- 36.7%
Median Sales Price*	\$619,500	\$875,000	+ 41.2%	\$620,000	\$730,500	+ 17.8%
Average Sales Price*	\$636,500	\$906,333	+ 42.4%	\$634,721	\$739,351	+ 16.5%
Percent of Original List Price Received*	94.6%	100.0%	+ 5.7%	95.4%	99.0%	+ 3.8%
Percent of List Price Received*	97.3%	101.1%	+ 3.9%	97.2%	99.4%	+ 2.3%
Inventory of Homes for Sale	112	44	- 60.7%	--	--	--
Months Supply of Inventory	5.4	1.7	- 68.5%	--	--	--

* 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.

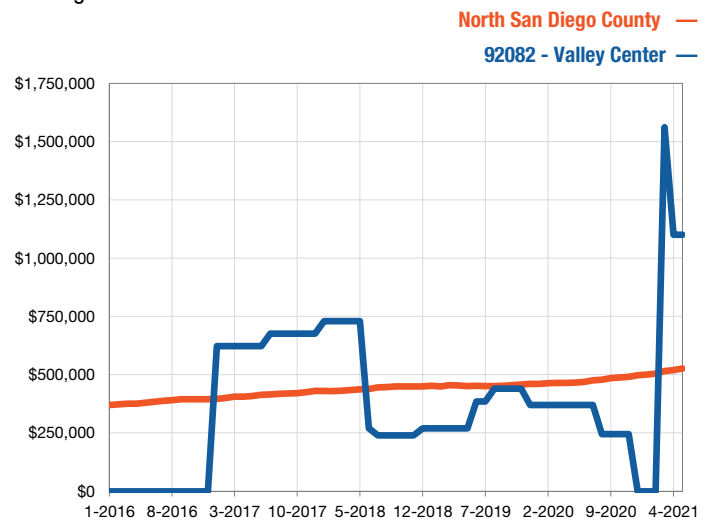
Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	0	0	--	3	4	+ 33.3%
Pending Sales	0	0	--	2	4	+ 100.0%
Closed Sales	0	0	--	2	3	+ 50.0%
Days on Market Until Sale	0	0	--	7	4	- 42.9%
Median Sales Price*	\$0	\$0	--	\$369,480	\$1,100,000	+ 197.7%
Average Sales Price*	\$0	\$0	--	\$369,480	\$1,235,000	+ 234.3%
Percent of Original List Price Received*	0.0%	0.0%	--	97.3%	92.7%	- 4.7%
Percent of List Price Received*	0.0%	0.0%	--	97.3%	92.7%	- 4.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--

* 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



Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92083 - Vista

North San Diego County

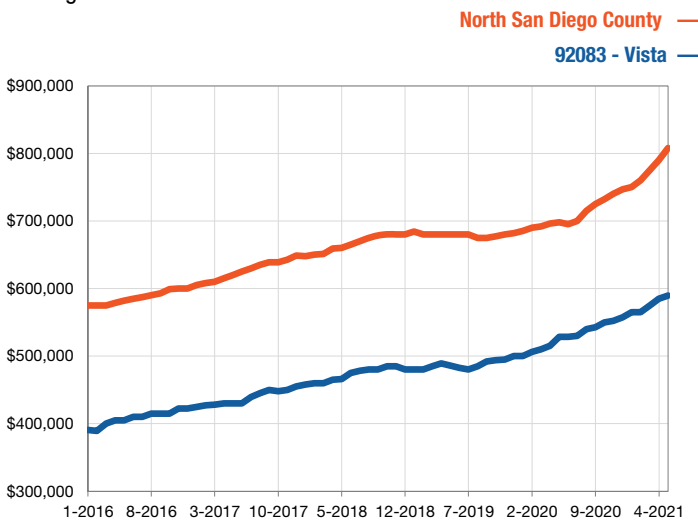
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	27	16	- 40.7%	303	293	- 3.3%
Pending Sales	21	16	- 23.8%	221	282	+ 27.6%
Closed Sales	10	16	+ 60.0%	214	278	+ 29.9%
Days on Market Until Sale	39	12	- 69.2%	28	21	- 25.0%
Median Sales Price*	\$548,570	\$692,500	+ 26.2%	\$528,250	\$590,000	+ 11.7%
Average Sales Price*	\$542,500	\$673,156	+ 24.1%	\$511,271	\$574,470	+ 12.4%
Percent of Original List Price Received*	101.2%	106.9%	+ 5.6%	98.2%	100.9%	+ 2.7%
Percent of List Price Received*	98.8%	104.5%	+ 5.8%	99.0%	100.9%	+ 1.9%
Inventory of Homes for Sale	51	17	- 66.7%	--	--	--
Months Supply of Inventory	2.8	0.7	- 75.0%	--	--	--

* 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.

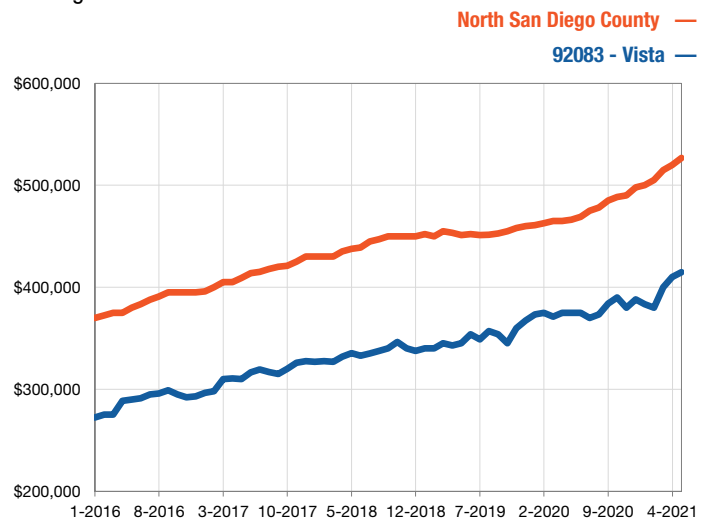
Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	5	9	+ 80.0%	99	98	- 1.0%
Pending Sales	6	13	+ 116.7%	73	95	+ 30.1%
Closed Sales	1	6	+ 500.0%	75	87	+ 16.0%
Days on Market Until Sale	24	8	- 66.7%	30	22	- 26.7%
Median Sales Price*	\$405,000	\$467,500	+ 15.4%	\$375,000	\$415,000	+ 10.7%
Average Sales Price*	\$405,000	\$526,667	+ 30.0%	\$378,965	\$417,662	+ 10.2%
Percent of Original List Price Received*	97.6%	104.2%	+ 6.8%	98.7%	100.9%	+ 2.2%
Percent of List Price Received*	97.6%	104.2%	+ 6.8%	99.1%	101.1%	+ 2.0%
Inventory of Homes for Sale	17	4	- 76.5%	--	--	--
Months Supply of Inventory	2.8	0.5	- 82.1%	--	--	--

* 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

92084 - Vista

North San Diego County

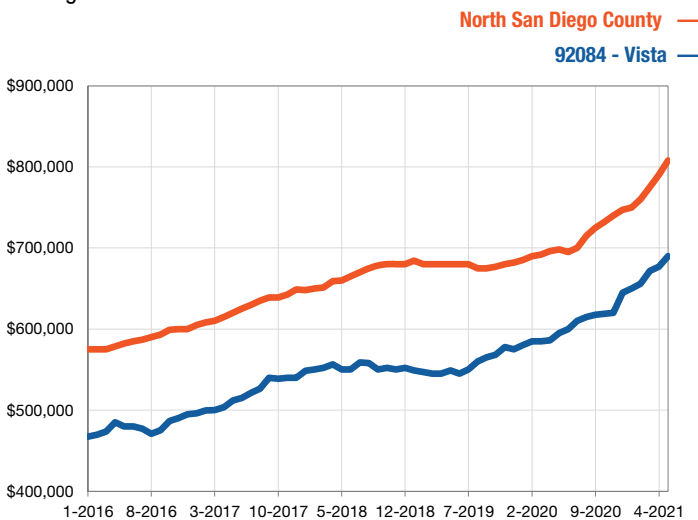
Detached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	51	40	- 21.6%	543	504	- 7.2%
Pending Sales	38	45	+ 18.4%	416	462	+ 11.1%
Closed Sales	24	30	+ 25.0%	415	452	+ 8.9%
Days on Market Until Sale	36	9	- 75.0%	45	22	- 51.1%
Median Sales Price*	\$584,000	\$772,000	+ 32.2%	\$595,000	\$690,000	+ 16.0%
Average Sales Price*	\$645,889	\$763,450	+ 18.2%	\$616,725	\$716,042	+ 16.1%
Percent of Original List Price Received*	97.2%	105.4%	+ 8.4%	96.2%	100.5%	+ 4.5%
Percent of List Price Received*	97.7%	104.5%	+ 7.0%	97.9%	100.8%	+ 3.0%
Inventory of Homes for Sale	93	31	- 66.7%	--	--	--
Months Supply of Inventory	2.7	0.8	- 70.4%	--	--	--

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

Attached Single-Family	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	13	11	- 15.4%	73	71	- 2.7%
Pending Sales	8	7	- 12.5%	51	66	+ 29.4%
Closed Sales	5	6	+ 20.0%	45	67	+ 48.9%
Days on Market Until Sale	31	8	- 74.2%	36	15	- 58.3%
Median Sales Price*	\$425,000	\$452,500	+ 6.5%	\$372,000	\$411,000	+ 10.5%
Average Sales Price*	\$437,980	\$453,000	+ 3.4%	\$384,193	\$437,831	+ 14.0%
Percent of Original List Price Received*	98.8%	102.7%	+ 3.9%	98.8%	100.9%	+ 2.1%
Percent of List Price Received*	98.5%	101.2%	+ 2.7%	99.8%	101.0%	+ 1.2%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	2.6	1.1	- 57.7%	--	--	--

* 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

