

Local Market Update for May 2020

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92139

Paradise Hills

Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	20	12	- 40.0%	94	59	- 37.2%
Pending Sales	11	13	+ 18.2%	77	45	- 41.6%
Closed Sales	14	8	- 42.9%	73	42	- 42.5%
Median Sales Price*	\$477,750	\$520,000	+ 8.8%	\$477,500	\$512,500	+ 7.3%
Percent of Original List Price Received*	99.1%	102.8%	+ 3.7%	97.4%	100.3%	+ 3.0%
Days on Market Until Sale	25	7	- 72.0%	28	11	- 60.7%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--

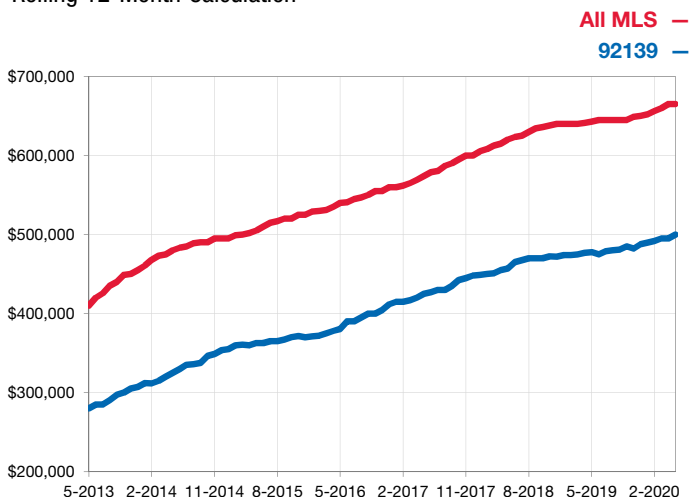
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	9	14	+ 55.6%	58	57	- 1.7%
Pending Sales	15	17	+ 13.3%	48	50	+ 4.2%
Closed Sales	12	7	- 41.7%	40	35	- 12.5%
Median Sales Price*	\$361,000	\$440,000	+ 21.9%	\$351,000	\$410,000	+ 16.8%
Percent of Original List Price Received*	100.6%	100.5%	- 0.1%	99.0%	100.5%	+ 1.5%
Days on Market Until Sale	31	13	- 58.1%	36	17	- 52.8%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--

* 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 – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

