

Local Market Update for August 2021

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

92106

Point Loma

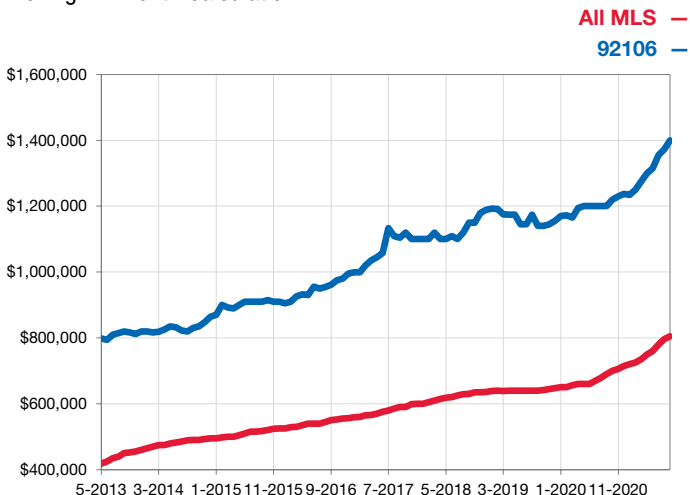
Single Family	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	32	20	- 37.5%	239	163	- 31.8%
Pending Sales	28	11	- 60.7%	143	126	- 11.9%
Closed Sales	23	13	- 43.5%	134	126	- 6.0%
Median Sales Price*	\$1,130,000	\$1,635,000	+ 44.7%	\$1,200,250	\$1,516,250	+ 26.3%
Percent of Original List Price Received*	98.6%	102.5%	+ 4.0%	98.2%	101.4%	+ 3.3%
Days on Market Until Sale	29	21	- 27.6%	28	26	- 7.1%
Inventory of Homes for Sale	40	25	- 37.5%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--

* 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.

Townhouse-Condo	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	11	6	- 45.5%	92	56	- 39.1%
Pending Sales	10	8	- 20.0%	54	49	- 9.3%
Closed Sales	6	4	- 33.3%	47	51	+ 8.5%
Median Sales Price*	\$751,000	\$1,057,500	+ 40.8%	\$690,000	\$879,000	+ 27.4%
Percent of Original List Price Received*	98.7%	100.2%	+ 1.5%	98.3%	99.8%	+ 1.5%
Days on Market Until Sale	15	6	- 60.0%	24	30	+ 25.0%
Inventory of Homes for Sale	17	5	- 70.6%	--	--	--
Months Supply of Inventory	2.8	0.8	- 71.4%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

