

Local Market Update for January 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

East San Diego County

ZIP Codes: 91901, 91905, 91906, 91916, 91917, 91931, 91934, 91935, 91941, 91942, 91945, 91948, 91962, 91963, 91977, 91978, 91980, 92004, 92019, 92020, 92021, 92036, 92040, 92066, 92070, 92071, 92086

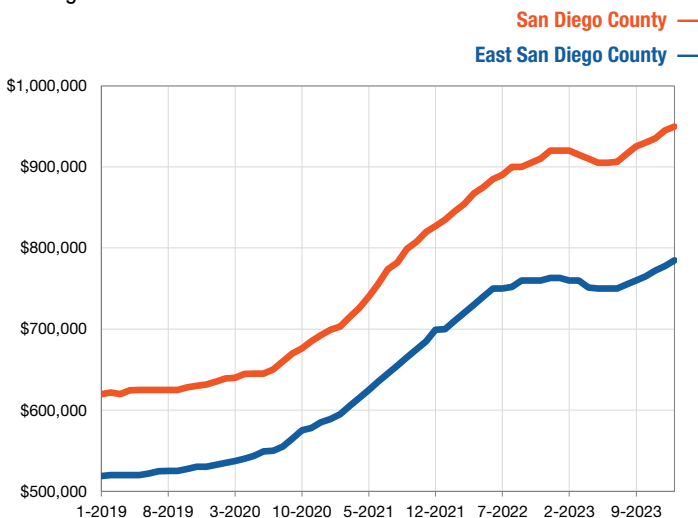
Detached Single-Family	January			Rolling 12 Months		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	301	286	- 5.0%	5,219	3,466	- 33.6%
Pending Sales	242	232	- 4.1%	3,730	2,807	- 24.7%
Closed Sales	203	175	- 13.8%	3,815	2,794	- 26.8%
Days on Market Until Sale	33	25	- 24.2%	21	23	+ 9.5%
Median Sales Price*	\$725,000	\$789,000	+ 8.8%	\$763,000	\$785,000	+ 2.9%
Average Sales Price*	\$756,555	\$832,243	+ 10.0%	\$811,103	\$828,166	+ 2.1%
Percent of Original List Price Received*	96.9%	98.6%	+ 1.8%	100.2%	100.2%	0.0%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	101.1%	100.7%	- 0.4%
Inventory of Homes for Sale	548	321	- 41.4%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--

* 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	January			Rolling 12 Months		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	70	115	+ 64.3%	1,282	1,090	- 15.0%
Pending Sales	61	74	+ 21.3%	1,062	901	- 15.2%
Closed Sales	58	48	- 17.2%	1,098	883	- 19.6%
Days on Market Until Sale	29	24	- 17.2%	16	18	+ 12.5%
Median Sales Price*	\$491,500	\$510,000	+ 3.8%	\$485,000	\$520,083	+ 7.2%
Average Sales Price*	\$490,178	\$532,280	+ 8.6%	\$502,499	\$531,660	+ 5.8%
Percent of Original List Price Received*	98.2%	99.2%	+ 1.0%	102.5%	101.5%	- 1.0%
Percent of List Price Received*	99.7%	100.0%	+ 0.3%	102.4%	101.5%	- 0.9%
Inventory of Homes for Sale	97	104	+ 7.2%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

* 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

