

Local Market Update for February 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

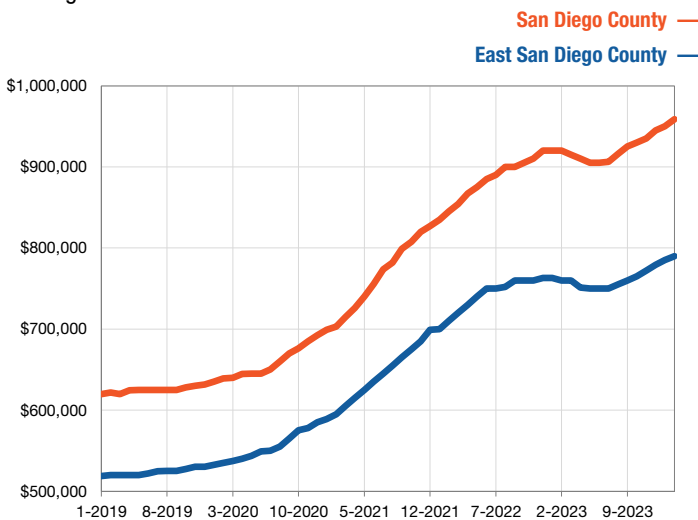
Detached Single-Family	February			Rolling 12 Months		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	249	261	+ 4.8%	5,030	3,502	- 30.4%
Pending Sales	245	265	+ 8.2%	3,621	2,815	- 22.3%
Closed Sales	227	208	- 8.4%	3,717	2,781	- 25.2%
Days on Market Until Sale	32	24	- 25.0%	22	23	+ 4.5%
Median Sales Price*	\$725,000	\$790,000	+ 9.0%	\$760,000	\$790,000	+ 3.9%
Average Sales Price*	\$780,677	\$867,188	+ 11.1%	\$812,215	\$835,028	+ 2.8%
Percent of Original List Price Received*	98.3%	100.4%	+ 2.1%	99.9%	100.3%	+ 0.4%
Percent of List Price Received*	99.9%	100.6%	+ 0.7%	100.9%	100.8%	- 0.1%
Inventory of Homes for Sale	483	298	- 38.3%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--

* 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.

Attached Single-Family	February			Rolling 12 Months		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	82	97	+ 18.3%	1,225	1,111	- 9.3%
Pending Sales	85	86	+ 1.2%	1,024	901	- 12.0%
Closed Sales	62	63	+ 1.6%	1,066	885	- 17.0%
Days on Market Until Sale	42	22	- 47.6%	18	16	- 11.1%
Median Sales Price*	\$495,500	\$518,000	+ 4.5%	\$485,000	\$520,165	+ 7.3%
Average Sales Price*	\$497,872	\$522,436	+ 4.9%	\$504,510	\$533,029	+ 5.7%
Percent of Original List Price Received*	98.5%	99.9%	+ 1.4%	102.0%	101.6%	- 0.4%
Percent of List Price Received*	100.1%	100.6%	+ 0.5%	102.1%	101.6%	- 0.5%
Inventory of Homes for Sale	79	114	+ 44.3%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 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.

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



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

