

Local Market Update for February 2024

Provided by the North San Diego County REALTORS®.

Metro San Diego County

ZIP Codes: 92037, 92101, 92102, 92103, 92104, 92105, 92106, 92107, 92108, 92109, 92110, 92111, 92113, 92114, 92115, 92116, 92117, 92118, 92119, 92120, 92121, 92122, 92123, 92124, 92126, 92131, 92139

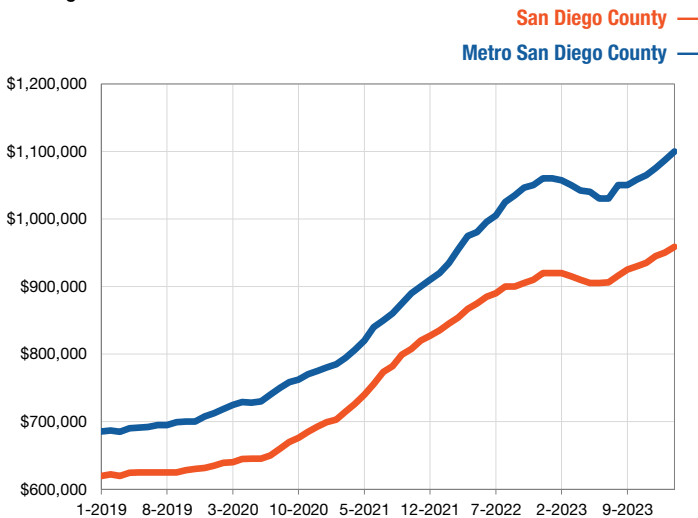
Detached Single-Family	February			Rolling 12 Months		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	400	381	- 4.8%	6,259	4,879	- 22.0%
Pending Sales	313	321	+ 2.6%	4,340	3,678	- 15.3%
Closed Sales	284	269	- 5.3%	4,467	3,661	- 18.0%
Days on Market Until Sale	30	24	- 20.0%	20	20	0.0%
Median Sales Price*	\$1,025,000	\$1,207,000	+ 17.8%	\$1,057,250	\$1,100,000	+ 4.0%
Average Sales Price*	\$1,247,022	\$1,727,613	+ 38.5%	\$1,394,610	\$1,450,652	+ 4.0%
Percent of Original List Price Received*	97.7%	100.0%	+ 2.4%	100.5%	100.0%	- 0.5%
Percent of List Price Received*	99.2%	100.8%	+ 1.6%	101.3%	100.6%	- 0.7%
Inventory of Homes for Sale	576	436	- 24.3%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--

* 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	February			Rolling 12 Months		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	301	381	+ 26.6%	5,155	4,487	- 13.0%
Pending Sales	271	296	+ 9.2%	3,916	3,373	- 13.9%
Closed Sales	228	262	+ 14.9%	4,035	3,353	- 16.9%
Days on Market Until Sale	29	26	- 10.3%	19	22	+ 15.8%
Median Sales Price*	\$624,500	\$710,000	+ 13.7%	\$650,000	\$686,000	+ 5.5%
Average Sales Price*	\$772,672	\$904,336	+ 17.0%	\$788,211	\$847,741	+ 7.6%
Percent of Original List Price Received*	98.7%	98.9%	+ 0.2%	101.5%	99.7%	- 1.8%
Percent of List Price Received*	99.8%	99.7%	- 0.1%	101.9%	100.4%	- 1.5%
Inventory of Homes for Sale	473	498	+ 5.3%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--

* 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.

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



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

