

Local Market Update for February 2024

Provided by the North San Diego County REALTORS®.

South San Diego County

ZIP Codes: 91902, 91910, 91911, 91913, 91914, 91915, 91932, 91950, 92154, 92173

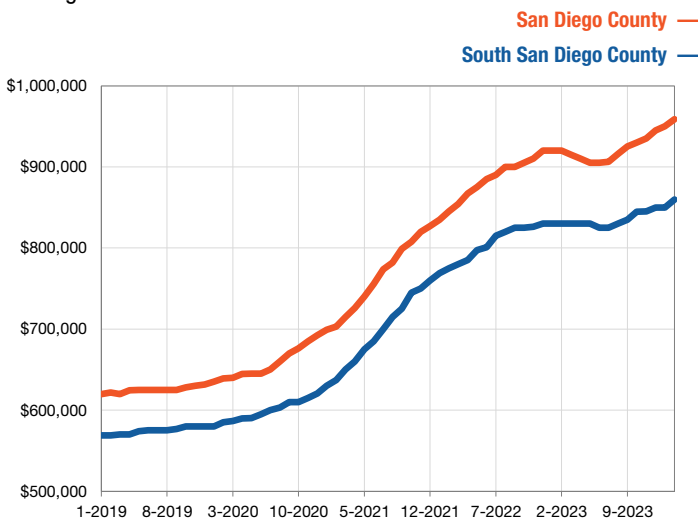
Detached Single-Family	February			Rolling 12 Months		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	105	117	+ 11.4%	1,905	1,417	- 25.6%
Pending Sales	87	107	+ 23.0%	1,364	1,114	- 18.3%
Closed Sales	89	88	- 1.1%	1,404	1,098	- 21.8%
Days on Market Until Sale	42	21	- 50.0%	20	20	0.0%
Median Sales Price*	\$807,800	\$913,000	+ 13.0%	\$830,000	\$860,000	+ 3.6%
Average Sales Price*	\$850,612	\$1,041,970	+ 22.5%	\$883,219	\$920,164	+ 4.2%
Percent of Original List Price Received*	97.3%	101.4%	+ 4.2%	100.4%	100.3%	- 0.1%
Percent of List Price Received*	98.5%	100.9%	+ 2.4%	101.1%	100.6%	- 0.5%
Inventory of Homes for Sale	165	120	- 27.3%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

* 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.

Attached Single-Family	February			Rolling 12 Months		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	81	78	- 3.7%	1,149	876	- 23.8%
Pending Sales	59	68	+ 15.3%	876	722	- 17.6%
Closed Sales	73	59	- 19.2%	904	713	- 21.1%
Days on Market Until Sale	31	21	- 32.3%	21	20	- 4.8%
Median Sales Price*	\$600,000	\$610,000	+ 1.7%	\$610,000	\$625,000	+ 2.5%
Average Sales Price*	\$597,335	\$623,112	+ 4.3%	\$611,054	\$629,128	+ 3.0%
Percent of Original List Price Received*	99.1%	99.4%	+ 0.3%	100.9%	100.7%	- 0.2%
Percent of List Price Received*	100.0%	100.1%	+ 0.1%	101.6%	100.9%	- 0.7%
Inventory of Homes for Sale	113	97	- 14.2%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--

* 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

