

Local Market Update for March 2024

Provided by the North San Diego County REALTORS®.

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

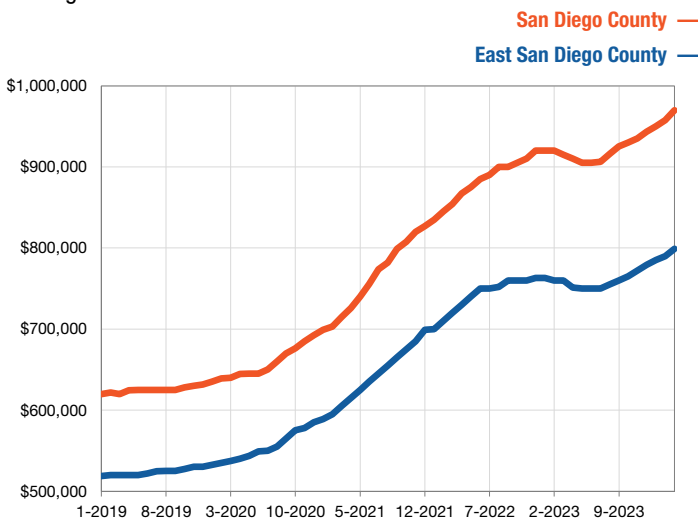
Detached Single-Family	March			Rolling 12 Months		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	317	290	- 8.5%	4,804	3,515	- 26.8%
Pending Sales	262	265	+ 1.1%	3,418	2,804	- 18.0%
Closed Sales	272	252	- 7.4%	3,575	2,774	- 22.4%
Days on Market Until Sale	33	30	- 9.1%	24	22	- 8.3%
Median Sales Price*	\$760,000	\$820,000	+ 7.9%	\$760,000	\$799,000	+ 5.1%
Average Sales Price*	\$817,012	\$841,469	+ 3.0%	\$812,384	\$837,929	+ 3.1%
Percent of Original List Price Received*	98.9%	99.3%	+ 0.4%	99.2%	100.4%	+ 1.2%
Percent of List Price Received*	99.7%	100.3%	+ 0.6%	100.4%	100.8%	+ 0.4%
Inventory of Homes for Sale	455	324	- 28.8%	--	--	--
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	March			Rolling 12 Months		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	103	121	+ 17.5%	1,213	1,136	- 6.3%
Pending Sales	91	99	+ 8.8%	1,009	903	- 10.5%
Closed Sales	92	87	- 5.4%	1,021	887	- 13.1%
Days on Market Until Sale	20	18	- 10.0%	19	16	- 15.8%
Median Sales Price*	\$503,950	\$555,000	+ 10.1%	\$488,000	\$525,000	+ 7.6%
Average Sales Price*	\$511,371	\$570,773	+ 11.6%	\$504,334	\$538,818	+ 6.8%
Percent of Original List Price Received*	101.2%	100.2%	- 1.0%	101.3%	101.5%	+ 0.2%
Percent of List Price Received*	100.8%	100.2%	- 0.6%	101.5%	101.5%	0.0%
Inventory of Homes for Sale	81	119	+ 46.9%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--

* 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

