

Local Market Update for April 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

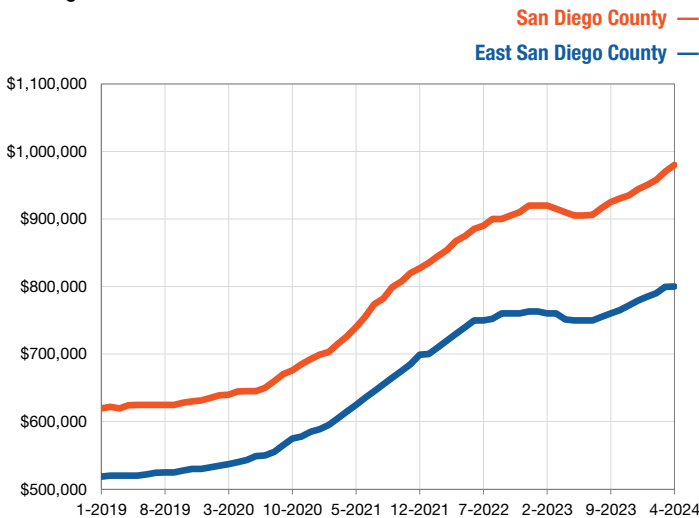
Detached Single-Family	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
Key Metrics						
New Listings	276	330	+ 19.6%	4,553	3,606	- 20.8%
Pending Sales	267	258	- 3.4%	3,322	2,782	- 16.3%
Closed Sales	258	240	- 7.0%	3,427	2,765	- 19.3%
Days on Market Until Sale	26	18	- 30.8%	25	22	- 12.0%
Median Sales Price*	\$765,000	\$850,000	+ 11.1%	\$751,000	\$800,000	+ 6.5%
Average Sales Price*	\$787,386	\$877,061	+ 11.4%	\$802,466	\$845,700	+ 5.4%
Percent of Original List Price Received*	99.5%	100.2%	+ 0.7%	98.4%	100.4%	+ 2.0%
Percent of List Price Received*	100.4%	101.0%	+ 0.6%	99.9%	100.9%	+ 1.0%
Inventory of Homes for Sale	415	375	- 9.6%	--	--	--
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.

Attached Single-Family	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
Key Metrics						
New Listings	89	95	+ 6.7%	1,179	1,156	- 2.0%
Pending Sales	85	98	+ 15.3%	995	911	- 8.4%
Closed Sales	84	81	- 3.6%	1,001	886	- 11.5%
Days on Market Until Sale	15	20	+ 33.3%	20	17	- 15.0%
Median Sales Price*	\$488,000	\$565,000	+ 15.8%	\$490,000	\$530,000	+ 8.2%
Average Sales Price*	\$505,099	\$574,154	+ 13.7%	\$502,423	\$545,368	+ 8.5%
Percent of Original List Price Received*	102.8%	100.4%	- 2.3%	100.9%	101.3%	+ 0.4%
Percent of List Price Received*	102.3%	100.7%	- 1.6%	101.3%	101.3%	0.0%
Inventory of Homes for Sale	80	129	+ 61.3%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--

* 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

