

Local Market Update for May 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

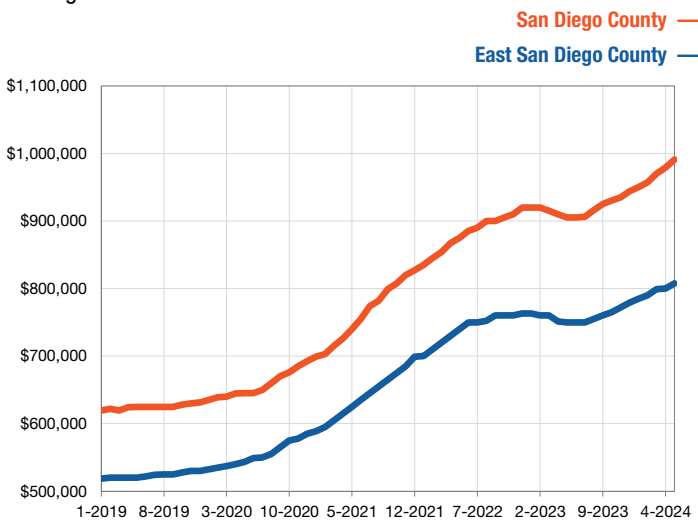
Detached Single-Family	May			Rolling 12 Months		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
Key Metrics						
New Listings	322	414	+ 28.6%	4,301	3,742	- 13.0%
Pending Sales	265	306	+ 15.5%	3,183	2,809	- 11.7%
Closed Sales	276	253	- 8.3%	3,317	2,747	- 17.2%
Days on Market Until Sale	23	20	- 13.0%	26	21	- 19.2%
Median Sales Price*	\$776,000	\$850,000	+ 9.5%	\$750,000	\$808,000	+ 7.7%
Average Sales Price*	\$816,847	\$888,420	+ 8.8%	\$798,072	\$852,301	+ 6.8%
Percent of Original List Price Received*	102.1%	99.6%	- 2.4%	98.2%	100.2%	+ 2.0%
Percent of List Price Received*	101.8%	100.3%	- 1.5%	99.7%	100.7%	+ 1.0%
Inventory of Homes for Sale	417	471	+ 12.9%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

* 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.

Attached Single-Family	May			Rolling 12 Months		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
Key Metrics						
New Listings	118	120	+ 1.7%	1,159	1,173	+ 1.2%
Pending Sales	100	80	- 20.0%	979	896	- 8.5%
Closed Sales	94	99	+ 5.3%	997	893	- 10.4%
Days on Market Until Sale	11	20	+ 81.8%	20	18	- 10.0%
Median Sales Price*	\$528,000	\$542,000	+ 2.7%	\$491,000	\$535,000	+ 9.0%
Average Sales Price*	\$519,894	\$565,320	+ 8.7%	\$504,448	\$550,617	+ 9.2%
Percent of Original List Price Received*	102.7%	100.3%	- 2.3%	100.5%	101.0%	+ 0.5%
Percent of List Price Received*	102.5%	100.4%	- 2.0%	101.1%	101.1%	0.0%
Inventory of Homes for Sale	92	152	+ 65.2%	--	--	--
Months Supply of Inventory	1.1	2.0	+ 81.8%	--	--	--

* 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.

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



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

