

Local Market Update for May 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

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

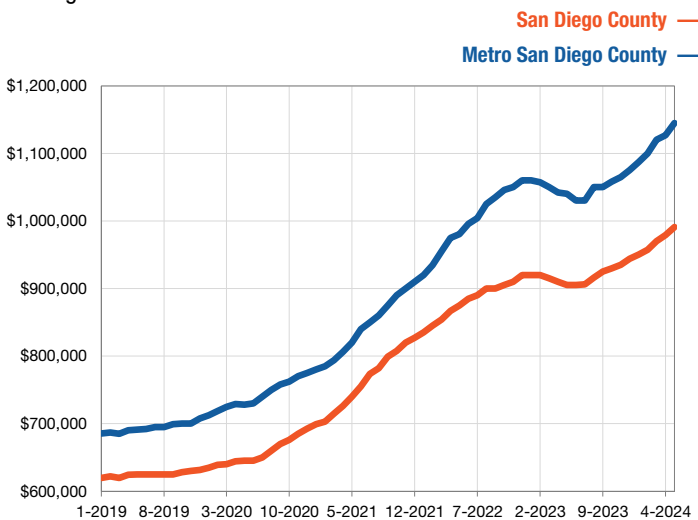
Detached Single-Family	May			Rolling 12 Months		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
Key Metrics						
New Listings	427	525	+ 23.0%	5,607	5,197	- 7.3%
Pending Sales	332	383	+ 15.4%	3,914	3,729	- 4.7%
Closed Sales	356	351	- 1.4%	4,028	3,664	- 9.0%
Days on Market Until Sale	18	18	0.0%	23	19	- 17.4%
Median Sales Price*	\$1,086,250	\$1,180,000	+ 8.6%	\$1,040,000	\$1,145,000	+ 10.1%
Average Sales Price*	\$1,464,088	\$1,597,611	+ 9.1%	\$1,367,171	\$1,485,232	+ 8.6%
Percent of Original List Price Received*	101.6%	101.7%	+ 0.1%	98.2%	100.3%	+ 2.1%
Percent of List Price Received*	101.4%	102.0%	+ 0.6%	99.6%	100.9%	+ 1.3%
Inventory of Homes for Sale	541	582	+ 7.6%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

* 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.

Attached Single-Family	May			Rolling 12 Months		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
Key Metrics						
New Listings	405	525	+ 29.6%	4,644	4,838	+ 4.2%
Pending Sales	296	323	+ 9.1%	3,481	3,372	- 3.1%
Closed Sales	352	308	- 12.5%	3,575	3,309	- 7.4%
Days on Market Until Sale	16	21	+ 31.3%	23	22	- 4.3%
Median Sales Price*	\$670,000	\$712,000	+ 6.3%	\$642,000	\$697,500	+ 8.6%
Average Sales Price*	\$818,907	\$869,453	+ 6.2%	\$773,399	\$862,868	+ 11.6%
Percent of Original List Price Received*	101.3%	99.2%	- 2.1%	99.1%	99.5%	+ 0.4%
Percent of List Price Received*	101.5%	100.0%	- 1.5%	100.2%	100.2%	0.0%
Inventory of Homes for Sale	467	690	+ 47.8%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--

* 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.

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



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

