

Local Market Update for May 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

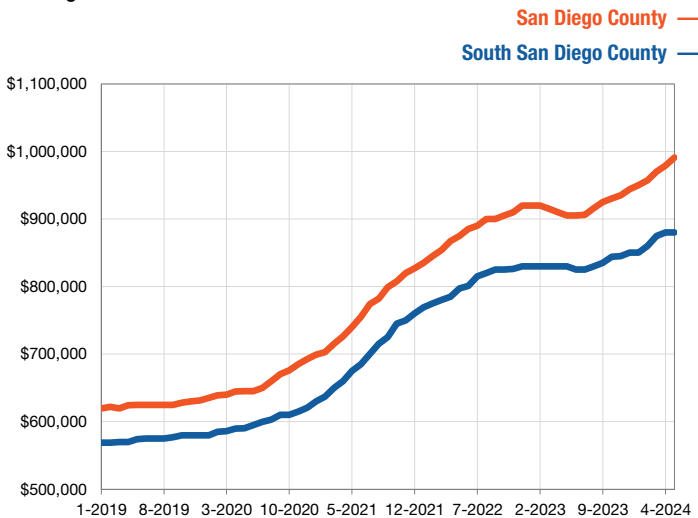
Detached Single-Family	May			Rolling 12 Months		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
Key Metrics						
New Listings	111	133	+ 19.8%	1,631	1,505	- 7.7%
Pending Sales	97	114	+ 17.5%	1,240	1,113	- 10.2%
Closed Sales	125	93	- 25.6%	1,268	1,086	- 14.4%
Days on Market Until Sale	17	18	+ 5.9%	24	20	- 16.7%
Median Sales Price*	\$880,000	\$901,000	+ 2.4%	\$830,000	\$880,000	+ 6.0%
Average Sales Price*	\$900,366	\$1,016,671	+ 12.9%	\$877,907	\$951,481	+ 8.4%
Percent of Original List Price Received*	101.1%	100.7%	- 0.4%	98.8%	100.4%	+ 1.6%
Percent of List Price Received*	100.5%	101.0%	+ 0.5%	100.0%	100.7%	+ 0.7%
Inventory of Homes for Sale	152	171	+ 12.5%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

* 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	91	92	+ 1.1%	1,021	931	- 8.8%
Pending Sales	71	71	0.0%	835	708	- 15.2%
Closed Sales	65	56	- 13.8%	838	693	- 17.3%
Days on Market Until Sale	16	22	+ 37.5%	24	20	- 16.7%
Median Sales Price*	\$625,000	\$640,500	+ 2.5%	\$610,000	\$635,000	+ 4.1%
Average Sales Price*	\$611,388	\$624,820	+ 2.2%	\$606,279	\$641,466	+ 5.8%
Percent of Original List Price Received*	101.3%	99.7%	- 1.6%	99.4%	100.4%	+ 1.0%
Percent of List Price Received*	101.3%	100.3%	- 1.0%	100.6%	100.7%	+ 0.1%
Inventory of Homes for Sale	85	112	+ 31.8%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

* 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

