

Local Market Update for June 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

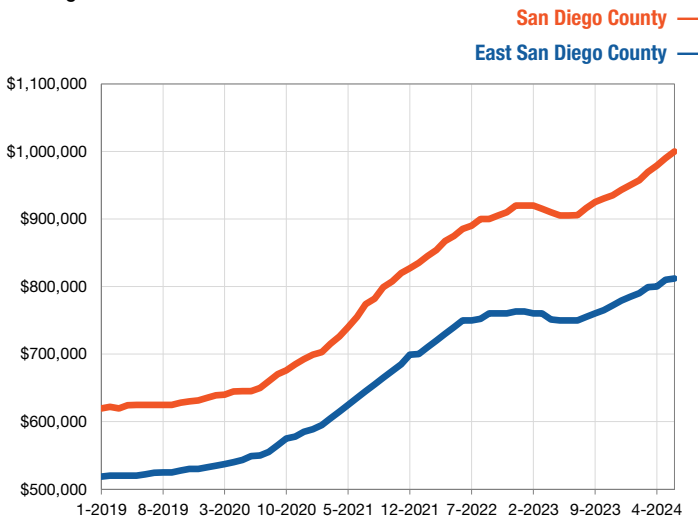
Detached Single-Family	June			Rolling 12 Months		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	331	333	+ 0.6%	4,057	3,794	- 6.5%
Pending Sales	254	289	+ 13.8%	3,149	2,822	- 10.4%
Closed Sales	268	252	- 6.0%	3,191	2,744	- 14.0%
Days on Market Until Sale	18	19	+ 5.6%	27	21	- 22.2%
Median Sales Price*	\$789,500	\$846,500	+ 7.2%	\$750,000	\$812,000	+ 8.3%
Average Sales Price*	\$845,136	\$888,765	+ 5.2%	\$796,038	\$856,995	+ 7.7%
Percent of Original List Price Received*	102.6%	99.7%	- 2.8%	98.2%	99.9%	+ 1.7%
Percent of List Price Received*	102.3%	100.1%	- 2.2%	99.8%	100.5%	+ 0.7%
Inventory of Homes for Sale	441	492	+ 11.6%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

* 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	June			Rolling 12 Months		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	94	106	+ 12.8%	1,092	1,196	+ 9.5%
Pending Sales	74	86	+ 16.2%	965	903	- 6.4%
Closed Sales	91	61	- 33.0%	975	866	- 11.2%
Days on Market Until Sale	14	21	+ 50.0%	21	19	- 9.5%
Median Sales Price*	\$547,950	\$585,000	+ 6.8%	\$495,000	\$536,500	+ 8.4%
Average Sales Price*	\$546,311	\$581,107	+ 6.4%	\$505,842	\$552,586	+ 9.2%
Percent of Original List Price Received*	103.5%	99.0%	- 4.3%	100.4%	100.6%	+ 0.2%
Percent of List Price Received*	103.1%	100.4%	- 2.6%	101.1%	100.9%	- 0.2%
Inventory of Homes for Sale	105	149	+ 41.9%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

* 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

