

Local Market Update for July 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

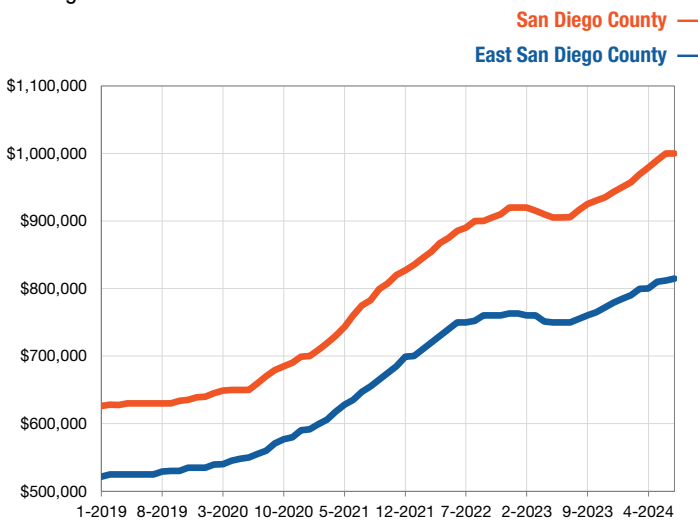
Detached Single-Family	July			Rolling 12 Months		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	313	331	+ 5.8%	3,856	3,850	- 0.2%
Pending Sales	257	281	+ 9.3%	3,102	2,834	- 8.6%
Closed Sales	244	258	+ 5.7%	3,155	2,767	- 12.3%
Days on Market Until Sale	18	22	+ 22.2%	27	22	- 18.5%
Median Sales Price*	\$800,000	\$837,000	+ 4.6%	\$750,000	\$815,000	+ 8.7%
Average Sales Price*	\$841,219	\$885,617	+ 5.3%	\$799,126	\$861,383	+ 7.8%
Percent of Original List Price Received*	101.1%	99.5%	- 1.6%	98.4%	99.8%	+ 1.4%
Percent of List Price Received*	101.5%	100.5%	- 1.0%	99.9%	100.4%	+ 0.5%
Inventory of Homes for Sale	450	501	+ 11.3%	--	--	--
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	July			Rolling 12 Months		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	89	108	+ 21.3%	1,052	1,222	+ 16.2%
Pending Sales	77	89	+ 15.6%	942	907	- 3.7%
Closed Sales	78	80	+ 2.6%	968	870	- 10.1%
Days on Market Until Sale	14	20	+ 42.9%	21	19	- 9.5%
Median Sales Price*	\$523,500	\$545,000	+ 4.1%	\$500,000	\$540,000	+ 8.0%
Average Sales Price*	\$526,118	\$560,928	+ 6.6%	\$506,529	\$554,778	+ 9.5%
Percent of Original List Price Received*	101.8%	100.2%	- 1.6%	100.3%	100.5%	+ 0.2%
Percent of List Price Received*	101.7%	101.3%	- 0.4%	101.0%	100.8%	- 0.2%
Inventory of Homes for Sale	100	151	+ 51.0%	--	--	--
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

