

Local Market Update for July 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

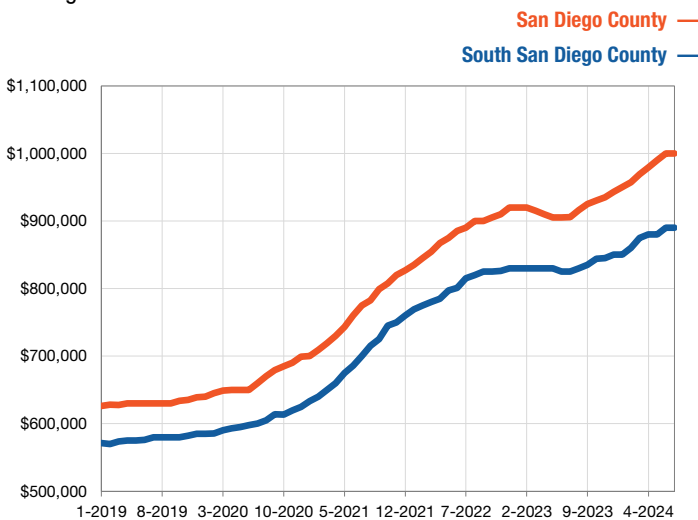
| Detached Single-Family | July | | | Rolling 12 Months | | |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 7-2023 | Thru 7-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 136 | 146 | + 7.4% | 1,494 | 1,519 | + 1.7% |
| Pending Sales | 110 | 98 | - 10.9% | 1,211 | 1,117 | - 7.8% |
| Closed Sales | 100 | 120 | + 20.0% | 1,225 | 1,115 | - 9.0% |
| Days on Market Until Sale | 13 | 23 | + 76.9% | 24 | 20 | - 16.7% |
| Median Sales Price* | \$855,000 | \$890,000 | + 4.1% | \$825,000 | \$890,000 | + 7.9% |
| Average Sales Price* | \$919,661 | \$972,097 | + 5.7% | \$870,693 | \$966,657 | + 11.0% |
| Percent of Original List Price Received* | 102.2% | 99.8% | - 2.3% | 98.9% | 100.1% | + 1.2% |
| Percent of List Price Received* | 101.7% | 100.7% | - 1.0% | 99.9% | 100.5% | + 0.6% |
| Inventory of Homes for Sale | 185 | 188 | + 1.6% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 2.0 | + 11.1% | -- | -- | -- |

* 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 | 59 | 97 | + 64.4% | 885 | 1,003 | + 13.3% |
| Pending Sales | 58 | 63 | + 8.6% | 795 | 706 | - 11.2% |
| Closed Sales | 68 | 62 | - 8.8% | 817 | 686 | - 16.0% |
| Days on Market Until Sale | 13 | 29 | + 123.1% | 25 | 23 | - 8.0% |
| Median Sales Price* | \$633,750 | \$700,000 | + 10.5% | \$611,000 | \$640,000 | + 4.7% |
| Average Sales Price* | \$657,051 | \$674,014 | + 2.6% | \$608,526 | \$643,781 | + 5.8% |
| Percent of Original List Price Received* | 102.1% | 99.4% | - 2.6% | 99.5% | 99.9% | + 0.4% |
| Percent of List Price Received* | 101.2% | 100.7% | - 0.5% | 100.5% | 100.5% | 0.0% |
| Inventory of Homes for Sale | 84 | 149 | + 77.4% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 2.5 | + 92.3% | -- | -- | -- |

* 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

