

Local Market Update for August 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

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

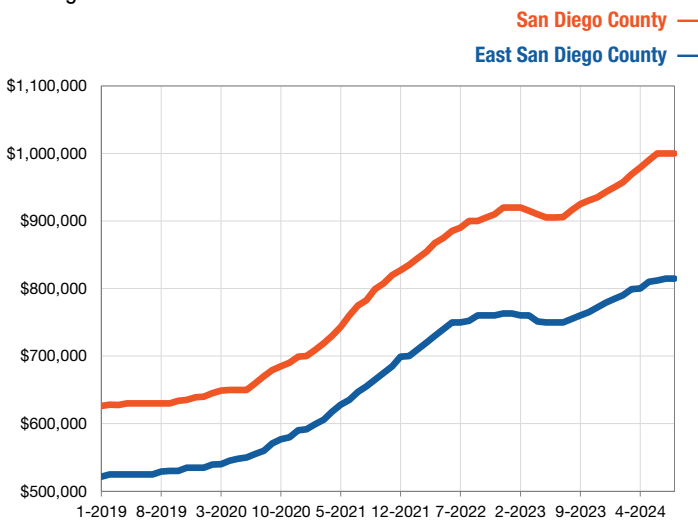
Detached Single-Family	August			Rolling 12 Months		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	310	375	+ 21.0%	3,693	3,945	+ 6.8%
Pending Sales	223	255	+ 14.3%	3,002	2,861	- 4.7%
Closed Sales	268	268	0.0%	3,080	2,778	- 9.8%
Days on Market Until Sale	23	22	- 4.3%	27	22	- 18.5%
Median Sales Price*	\$813,500	\$832,500	+ 2.3%	\$755,000	\$815,000	+ 7.9%
Average Sales Price*	\$872,614	\$895,961	+ 2.7%	\$805,767	\$863,075	+ 7.1%
Percent of Original List Price Received*	101.3%	98.9%	- 2.4%	98.8%	99.5%	+ 0.7%
Percent of List Price Received*	101.4%	99.9%	- 1.5%	100.1%	100.3%	+ 0.2%
Inventory of Homes for Sale	469	541	+ 15.4%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--

* 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	August			Rolling 12 Months		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	91	113	+ 24.2%	1,032	1,251	+ 21.2%
Pending Sales	77	72	- 6.5%	909	895	- 1.5%
Closed Sales	85	87	+ 2.4%	936	877	- 6.3%
Days on Market Until Sale	13	30	+ 130.8%	21	21	0.0%
Median Sales Price*	\$540,000	\$540,000	0.0%	\$501,000	\$540,000	+ 7.8%
Average Sales Price*	\$556,887	\$548,905	- 1.4%	\$511,727	\$554,060	+ 8.3%
Percent of Original List Price Received*	102.2%	98.9%	- 3.2%	100.6%	100.1%	- 0.5%
Percent of List Price Received*	101.4%	100.3%	- 1.1%	101.0%	100.7%	- 0.3%
Inventory of Homes for Sale	107	175	+ 63.6%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

* 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

