

Local Market Update for August 2024

Provided by the North San Diego County REALTORS®.

Metro San Diego County

ZIP Codes: 92037, 92101, 92102, 92103, 92104, 92105, 92106, 92107, 92108, 92109, 92110, 92111, 92113, 92114, 92115, 92116, 92117, 92118, 92119, 92120, 92121, 92122, 92123, 92124, 92126, 92131, 92139

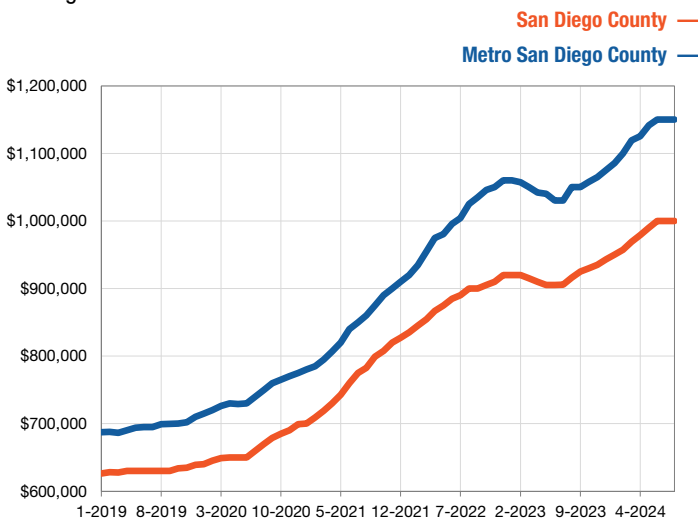
Detached Single-Family	August			Rolling 12 Months		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	452	539	+ 19.2%	5,016	5,593	+ 11.5%
Pending Sales	315	383	+ 21.6%	3,747	3,827	+ 2.1%
Closed Sales	343	371	+ 8.2%	3,848	3,750	- 2.5%
Days on Market Until Sale	17	20	+ 17.6%	23	20	- 13.0%
Median Sales Price*	\$1,200,000	\$1,197,500	- 0.2%	\$1,050,000	\$1,150,027	+ 9.5%
Average Sales Price*	\$1,503,671	\$1,626,221	+ 8.2%	\$1,383,484	\$1,528,412	+ 10.5%
Percent of Original List Price Received*	100.5%	99.2%	- 1.3%	98.5%	99.8%	+ 1.3%
Percent of List Price Received*	101.2%	100.2%	- 1.0%	99.8%	100.5%	+ 0.7%
Inventory of Homes for Sale	636	707	+ 11.2%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

* 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	August			Rolling 12 Months		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	441	526	+ 19.3%	4,287	5,178	+ 20.8%
Pending Sales	299	312	+ 4.3%	3,363	3,294	- 2.1%
Closed Sales	340	290	- 14.7%	3,417	3,247	- 5.0%
Days on Market Until Sale	17	31	+ 82.4%	24	24	0.0%
Median Sales Price*	\$709,500	\$702,500	- 1.0%	\$650,000	\$699,000	+ 7.5%
Average Sales Price*	\$891,755	\$880,974	- 1.2%	\$794,169	\$866,843	+ 9.2%
Percent of Original List Price Received*	100.4%	96.9%	- 3.5%	99.0%	98.8%	- 0.2%
Percent of List Price Received*	100.6%	98.6%	- 2.0%	100.1%	99.7%	- 0.4%
Inventory of Homes for Sale	566	867	+ 53.2%	--	--	--
Months Supply of Inventory	2.0	3.2	+ 60.0%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
 Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
 Rolling 12-Month Calculation

