

Local Market Update for August 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

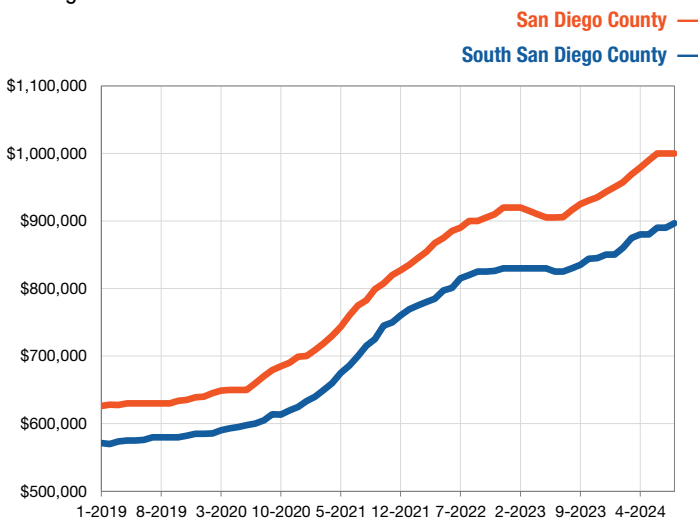
Detached Single-Family	August			Rolling 12 Months		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	122	115	- 5.7%	1,421	1,528	+ 7.5%
Pending Sales	87	102	+ 17.2%	1,156	1,131	- 2.2%
Closed Sales	114	106	- 7.0%	1,200	1,108	- 7.7%
Days on Market Until Sale	17	27	+ 58.8%	24	21	- 12.5%
Median Sales Price*	\$875,000	\$903,750	+ 3.3%	\$830,000	\$897,000	+ 8.1%
Average Sales Price*	\$925,779	\$979,223	+ 5.8%	\$874,002	\$972,096	+ 11.2%
Percent of Original List Price Received*	101.0%	98.2%	- 2.8%	99.2%	99.8%	+ 0.6%
Percent of List Price Received*	101.3%	99.4%	- 1.9%	100.1%	100.4%	+ 0.3%
Inventory of Homes for Sale	194	176	- 9.3%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

* 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	88	87	- 1.1%	880	1,012	+ 15.0%
Pending Sales	55	74	+ 34.5%	757	723	- 4.5%
Closed Sales	62	64	+ 3.2%	788	692	- 12.2%
Days on Market Until Sale	17	24	+ 41.2%	25	24	- 4.0%
Median Sales Price*	\$637,500	\$672,500	+ 5.5%	\$615,000	\$645,000	+ 4.9%
Average Sales Price*	\$648,369	\$659,577	+ 1.7%	\$612,521	\$644,327	+ 5.2%
Percent of Original List Price Received*	100.9%	99.1%	- 1.8%	99.6%	99.8%	+ 0.2%
Percent of List Price Received*	101.3%	100.8%	- 0.5%	100.5%	100.5%	0.0%
Inventory of Homes for Sale	106	145	+ 36.8%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--

* 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

