

Local Market Update for October 2024

Provided by the North San Diego County REALTORS®.

92024 - Encinitas

North San Diego County

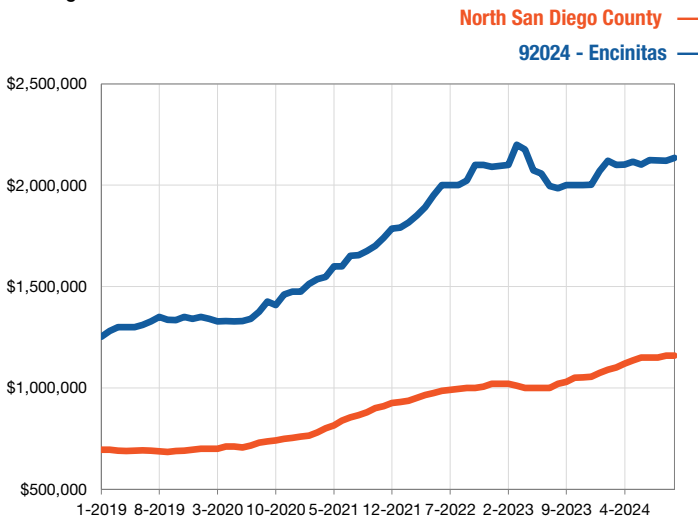
Detached Single-Family	October			Rolling 12 Months		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	24	16	- 33.3%	371	385	+ 3.8%
Pending Sales	17	17	0.0%	270	257	- 4.8%
Closed Sales	20	21	+ 5.0%	277	253	- 8.7%
Days on Market Until Sale	29	36	+ 24.1%	27	31	+ 14.8%
Median Sales Price*	\$2,125,000	\$2,363,800	+ 11.2%	\$2,000,000	\$2,134,500	+ 6.7%
Average Sales Price*	\$2,455,083	\$2,768,525	+ 12.8%	\$2,475,888	\$2,637,398	+ 6.5%
Percent of Original List Price Received*	95.2%	96.9%	+ 1.8%	97.4%	97.8%	+ 0.4%
Percent of List Price Received*	96.4%	98.0%	+ 1.7%	98.8%	99.2%	+ 0.4%
Inventory of Homes for Sale	65	50	- 23.1%	--	--	--
Months Supply of Inventory	2.9	2.3	- 20.7%	--	--	--

* 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	October			Rolling 12 Months		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	12	16	+ 33.3%	164	203	+ 23.8%
Pending Sales	6	9	+ 50.0%	132	153	+ 15.9%
Closed Sales	12	13	+ 8.3%	134	150	+ 11.9%
Days on Market Until Sale	33	34	+ 3.0%	21	22	+ 4.8%
Median Sales Price*	\$1,297,500	\$1,135,000	- 12.5%	\$1,082,500	\$1,092,500	+ 0.9%
Average Sales Price*	\$1,257,375	\$1,531,538	+ 21.8%	\$1,213,509	\$1,254,974	+ 3.4%
Percent of Original List Price Received*	97.0%	98.0%	+ 1.0%	99.2%	98.2%	- 1.0%
Percent of List Price Received*	98.8%	97.9%	- 0.9%	99.9%	99.6%	- 0.3%
Inventory of Homes for Sale	29	24	- 17.2%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--

* 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

