

Local Market Update for April 2024

Provided by the North San Diego County REALTORS®.

92069 - San Marcos

North San Diego County

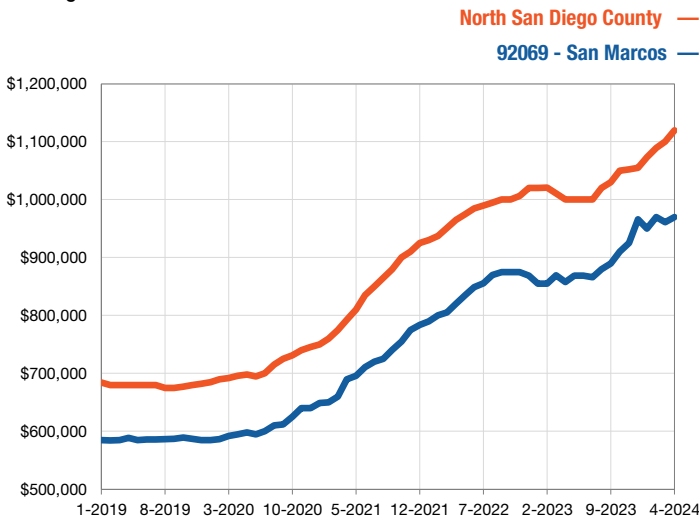
Detached Single-Family	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
Key Metrics						
New Listings	24	27	+ 12.5%	315	260	- 17.5%
Pending Sales	16	22	+ 37.5%	259	210	- 18.9%
Closed Sales	21	21	0.0%	263	212	- 19.4%
Days on Market Until Sale	19	7	- 63.2%	24	22	- 8.3%
Median Sales Price*	\$890,000	\$965,000	+ 8.4%	\$857,450	\$969,995	+ 13.1%
Average Sales Price*	\$924,279	\$1,056,071	+ 14.3%	\$882,863	\$983,969	+ 11.5%
Percent of Original List Price Received*	98.9%	104.0%	+ 5.2%	98.7%	100.9%	+ 2.2%
Percent of List Price Received*	99.3%	104.2%	+ 4.9%	100.2%	101.6%	+ 1.4%
Inventory of Homes for Sale	29	34	+ 17.2%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--

* 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.

Attached Single-Family	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
Key Metrics						
New Listings	5	12	+ 140.0%	95	84	- 11.6%
Pending Sales	5	3	- 40.0%	61	64	+ 4.9%
Closed Sales	7	6	- 14.3%	72	65	- 9.7%
Days on Market Until Sale	24	26	+ 8.3%	20	23	+ 15.0%
Median Sales Price*	\$520,000	\$647,500	+ 24.5%	\$588,500	\$640,000	+ 8.8%
Average Sales Price*	\$571,714	\$657,167	+ 14.9%	\$595,906	\$645,859	+ 8.4%
Percent of Original List Price Received*	101.8%	98.4%	- 3.3%	100.2%	100.2%	0.0%
Percent of List Price Received*	102.0%	100.7%	- 1.3%	100.6%	101.0%	+ 0.4%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--

* 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

