

Local Market Update for March 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92078 - San Marcos

North San Diego County

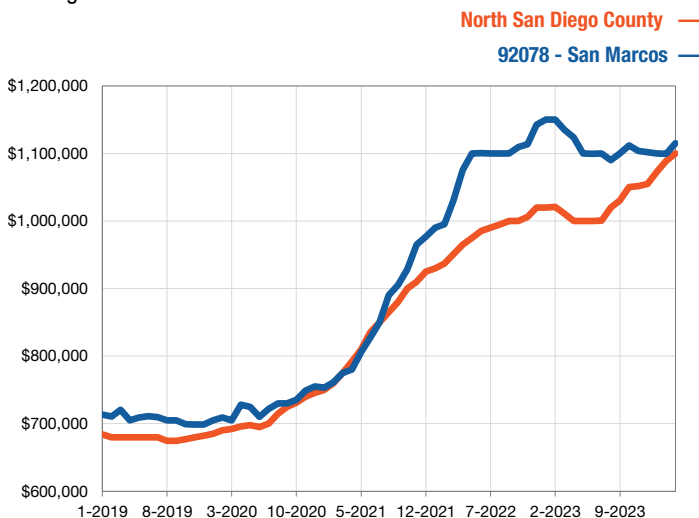
Detached Single-Family	March			Rolling 12 Months		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	29	35	+ 20.7%	470	317	- 32.6%
Pending Sales	24	22	- 8.3%	331	257	- 22.4%
Closed Sales	23	22	- 4.3%	335	265	- 20.9%
Days on Market Until Sale	18	21	+ 16.7%	20	22	+ 10.0%
Median Sales Price*	\$1,027,000	\$1,412,500	+ 37.5%	\$1,135,000	\$1,115,000	- 1.8%
Average Sales Price*	\$1,117,104	\$1,417,114	+ 26.9%	\$1,192,731	\$1,167,519	- 2.1%
Percent of Original List Price Received*	99.6%	99.8%	+ 0.2%	99.6%	98.9%	- 0.7%
Percent of List Price Received*	100.6%	100.0%	- 0.6%	100.9%	99.6%	- 1.3%
Inventory of Homes for Sale	41	35	- 14.6%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--

* 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	March			Rolling 12 Months		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	23	9	- 60.9%	227	198	- 12.8%
Pending Sales	22	12	- 45.5%	187	167	- 10.7%
Closed Sales	17	14	- 17.6%	194	177	- 8.8%
Days on Market Until Sale	37	30	- 18.9%	21	19	- 9.5%
Median Sales Price*	\$700,000	\$775,000	+ 10.7%	\$696,000	\$745,000	+ 7.0%
Average Sales Price*	\$639,085	\$668,104	+ 4.5%	\$668,813	\$724,417	+ 8.3%
Percent of Original List Price Received*	97.2%	100.3%	+ 3.2%	100.2%	99.4%	- 0.8%
Percent of List Price Received*	98.7%	100.8%	+ 2.1%	101.5%	100.4%	- 1.1%
Inventory of Homes for Sale	20	17	- 15.0%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--

* 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.

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



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

