

# Local Market Update for April 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92078 - San Marcos

North San Diego County

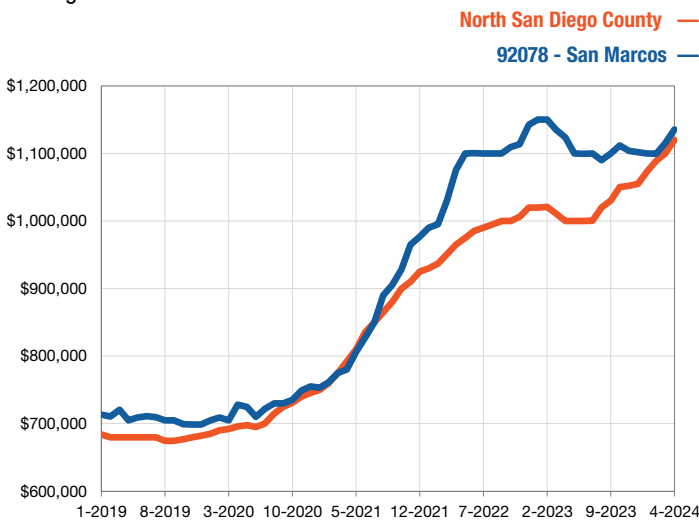
Detached Single-Family	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
<b>Key Metrics</b>						
New Listings	23	<b>38</b>	+ 65.2%	443	<b>338</b>	- 23.7%
Pending Sales	28	<b>30</b>	+ 7.1%	320	<b>260</b>	- 18.8%
Closed Sales	28	<b>23</b>	- 17.9%	324	<b>260</b>	- 19.8%
Days on Market Until Sale	15	<b>16</b>	+ 6.7%	20	<b>23</b>	+ 15.0%
Median Sales Price*	\$1,020,000	<b>\$1,200,000</b>	+ 17.6%	\$1,123,500	<b>\$1,135,350</b>	+ 1.1%
Average Sales Price*	\$1,204,536	<b>\$1,337,044</b>	+ 11.0%	\$1,184,854	<b>\$1,178,529</b>	- 0.5%
Percent of Original List Price Received*	100.0%	<b>101.4%</b>	+ 1.4%	98.5%	<b>99.0%</b>	+ 0.5%
Percent of List Price Received*	100.7%	<b>101.7%</b>	+ 1.0%	100.1%	<b>99.7%</b>	- 0.4%
Inventory of Homes for Sale	31	<b>45</b>	+ 45.2%	--	--	--
Months Supply of Inventory	1.2	<b>2.1</b>	+ 75.0%	--	--	--

\* 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	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
<b>Key Metrics</b>						
New Listings	13	<b>18</b>	+ 38.5%	220	<b>203</b>	- 7.7%
Pending Sales	13	<b>14</b>	+ 7.7%	178	<b>168</b>	- 5.6%
Closed Sales	18	<b>11</b>	- 38.9%	182	<b>170</b>	- 6.6%
Days on Market Until Sale	32	<b>39</b>	+ 21.9%	25	<b>19</b>	- 24.0%
Median Sales Price*	\$700,000	<b>\$735,000</b>	+ 5.0%	\$691,800	<b>\$746,000</b>	+ 7.8%
Average Sales Price*	\$691,433	<b>\$670,364</b>	- 3.0%	\$664,805	<b>\$724,412</b>	+ 9.0%
Percent of Original List Price Received*	99.5%	<b>97.0%</b>	- 2.5%	98.7%	<b>99.2%</b>	+ 0.5%
Percent of List Price Received*	100.5%	<b>99.0%</b>	- 1.5%	100.4%	<b>100.3%</b>	- 0.1%
Inventory of Homes for Sale	19	<b>19</b>	0.0%	--	--	--
Months Supply of Inventory	1.3	<b>1.4</b>	+ 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

