

# Local Market Update for June 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92078 - San Marcos

North San Diego County

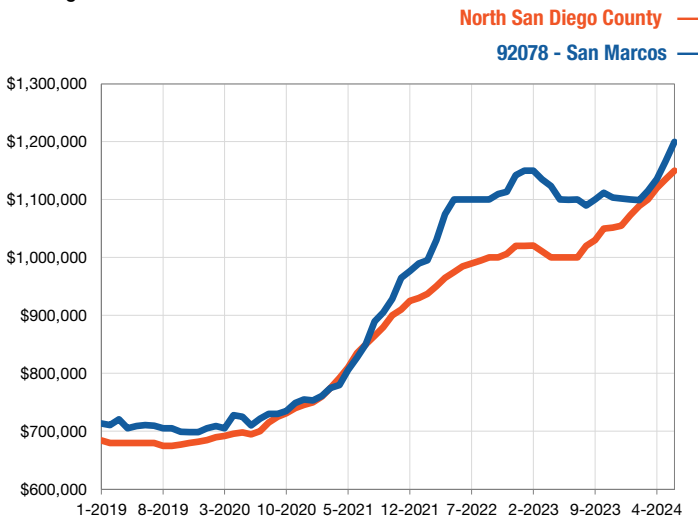
Detached Single-Family	June			Rolling 12 Months		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
<b>Key Metrics</b>						
New Listings	37	32	- 13.5%	384	363	- 5.5%
Pending Sales	29	29	0.0%	301	267	- 11.3%
Closed Sales	23	29	+ 26.1%	304	268	- 11.8%
Days on Market Until Sale	27	19	- 29.6%	26	19	- 26.9%
Median Sales Price*	\$1,160,000	\$1,312,000	+ 13.1%	\$1,099,500	\$1,200,000	+ 9.1%
Average Sales Price*	\$1,146,278	\$1,537,155	+ 34.1%	\$1,132,620	\$1,260,082	+ 11.3%
Percent of Original List Price Received*	99.5%	98.2%	- 1.3%	96.9%	99.0%	+ 2.2%
Percent of List Price Received*	99.8%	99.2%	- 0.6%	98.8%	99.7%	+ 0.9%
Inventory of Homes for Sale	31	49	+ 58.1%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--

\* 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	June			Rolling 12 Months		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
<b>Key Metrics</b>						
New Listings	21	24	+ 14.3%	207	213	+ 2.9%
Pending Sales	14	15	+ 7.1%	170	171	+ 0.6%
Closed Sales	16	15	- 6.3%	178	167	- 6.2%
Days on Market Until Sale	18	14	- 22.2%	26	22	- 15.4%
Median Sales Price*	\$766,500	\$765,000	- 0.2%	\$700,000	\$740,000	+ 5.7%
Average Sales Price*	\$736,063	\$684,400	- 7.0%	\$672,544	\$717,465	+ 6.7%
Percent of Original List Price Received*	99.7%	100.9%	+ 1.2%	97.7%	99.3%	+ 1.6%
Percent of List Price Received*	101.1%	100.8%	- 0.3%	99.7%	100.3%	+ 0.6%
Inventory of Homes for Sale	22	27	+ 22.7%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--

\* 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

