

# Local Market Update for February 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92101 - San Diego Downtown

Metro San Diego County

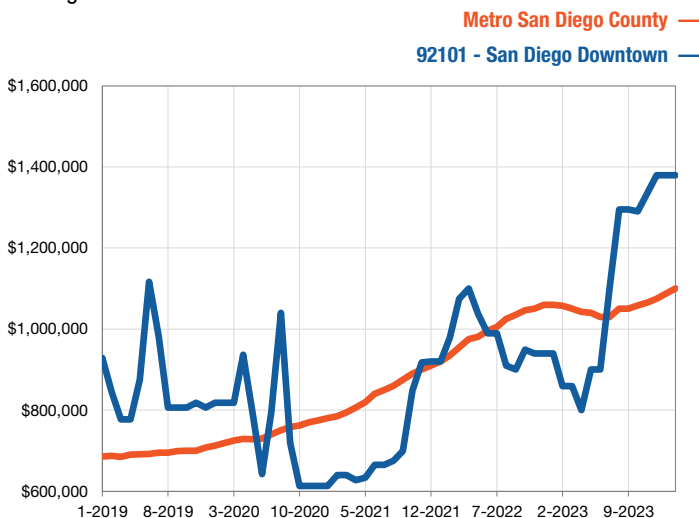
Detached Single-Family	February			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	0	2	--	20	18	- 10.0%
Pending Sales	0	1	--	10	5	- 50.0%
Closed Sales	0	0	--	10	3	- 70.0%
Days on Market Until Sale	0	0	--	14	13	- 7.1%
Median Sales Price*	\$0	\$0	--	\$859,500	\$1,380,000	+ 60.6%
Average Sales Price*	\$0	\$0	--	\$1,148,285	\$1,436,233	+ 25.1%
Percent of Original List Price Received*	0.0%	0.0%	--	101.9%	92.3%	- 9.4%
Percent of List Price Received*	0.0%	0.0%	--	101.7%	96.5%	- 5.1%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	3.0	6.0	+ 100.0%	--	--	--

\* 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	February			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	60	109	+ 81.7%	1,006	1,010	+ 0.4%
Pending Sales	48	48	0.0%	757	577	- 23.8%
Closed Sales	35	44	+ 25.7%	794	579	- 27.1%
Days on Market Until Sale	25	34	+ 36.0%	23	28	+ 21.7%
Median Sales Price*	\$615,000	\$739,000	+ 20.2%	\$720,000	\$750,000	+ 4.2%
Average Sales Price*	\$745,415	\$899,668	+ 20.7%	\$881,887	\$898,710	+ 1.9%
Percent of Original List Price Received*	98.6%	97.8%	- 0.8%	100.5%	98.0%	- 2.5%
Percent of List Price Received*	99.4%	99.0%	- 0.4%	101.3%	98.9%	- 2.4%
Inventory of Homes for Sale	109	186	+ 70.6%	--	--	--
Months Supply of Inventory	1.7	3.9	+ 129.4%	--	--	--

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



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

