

Local Market Update for October 2024

Provided by the North San Diego County REALTORS®.

92101 - San Diego Downtown

Metro San Diego County

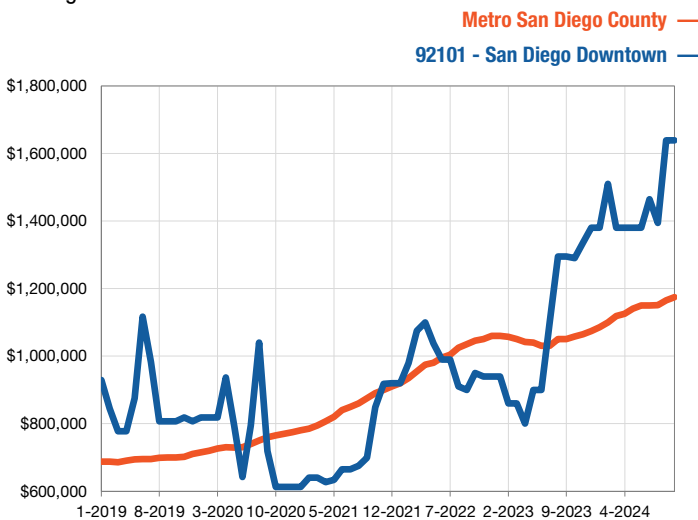
Detached Single-Family	October			Rolling 12 Months		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	3	1	- 66.7%	14	18	+ 28.6%
Pending Sales	0	0	--	2	6	+ 200.0%
Closed Sales	0	0	--	3	5	+ 66.7%
Days on Market Until Sale	0	0	--	19	53	+ 178.9%
Median Sales Price*	\$0	\$0	--	\$1,290,000	\$1,638,700	+ 27.0%
Average Sales Price*	\$0	\$0	--	\$1,156,667	\$1,731,140	+ 49.7%
Percent of Original List Price Received*	0.0%	0.0%	--	91.5%	91.5%	0.0%
Percent of List Price Received*	0.0%	0.0%	--	96.7%	93.0%	- 3.8%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	6.0	5.0	- 16.7%	--	--	--

* 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	October			Rolling 12 Months		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	85	78	- 8.2%	903	1,217	+ 34.8%
Pending Sales	37	50	+ 35.1%	576	597	+ 3.6%
Closed Sales	48	56	+ 16.7%	580	591	+ 1.9%
Days on Market Until Sale	27	42	+ 55.6%	30	35	+ 16.7%
Median Sales Price*	\$675,000	\$699,000	+ 3.6%	\$732,000	\$724,899	- 1.0%
Average Sales Price*	\$880,963	\$888,240	+ 0.8%	\$867,596	\$884,620	+ 2.0%
Percent of Original List Price Received*	97.4%	96.4%	- 1.0%	98.0%	97.2%	- 0.8%
Percent of List Price Received*	98.6%	97.7%	- 0.9%	98.9%	98.5%	- 0.4%
Inventory of Homes for Sale	190	220	+ 15.8%	--	--	--
Months Supply of Inventory	4.0	4.4	+ 10.0%	--	--	--

* 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

