

Local Market Update for October 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

East San Diego County

ZIP Codes: 91901, 91905, 91906, 91916, 91917, 91931, 91934, 91935, 91941, 91942, 91945, 91948, 91962, 91963, 91977, 91978, 91980, 92004, 92019, 92020, 92021, 92036, 92040, 92066, 92070, 92071, 92086

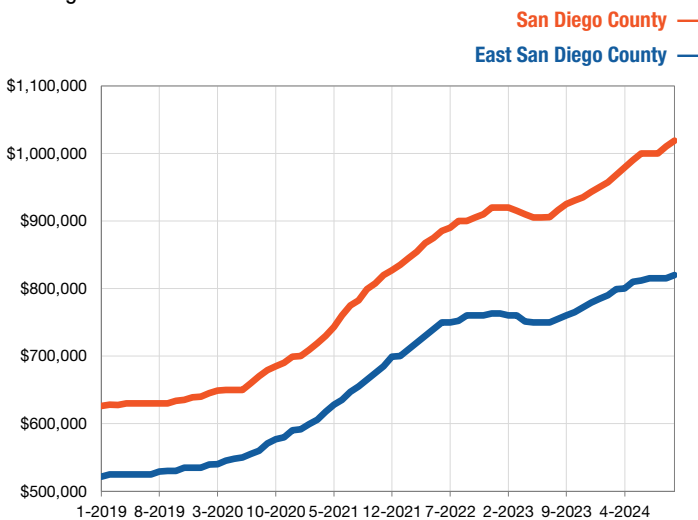
Detached Single-Family	October			Rolling 12 Months		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	304	351	+ 15.5%	3,491	4,118	+ 18.0%
Pending Sales	210	266	+ 26.7%	2,895	2,927	+ 1.1%
Closed Sales	241	242	+ 0.4%	2,946	2,835	- 3.8%
Days on Market Until Sale	19	27	+ 42.1%	26	23	- 11.5%
Median Sales Price*	\$807,250	\$842,500	+ 4.4%	\$765,000	\$820,000	+ 7.2%
Average Sales Price*	\$860,093	\$895,516	+ 4.1%	\$813,420	\$866,446	+ 6.5%
Percent of Original List Price Received*	99.5%	98.6%	- 0.9%	99.4%	99.3%	- 0.1%
Percent of List Price Received*	100.2%	99.7%	- 0.5%	100.4%	100.2%	- 0.2%
Inventory of Homes for Sale	507	582	+ 14.8%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--

* 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	October			Rolling 12 Months		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	97	116	+ 19.6%	1,029	1,298	+ 26.1%
Pending Sales	57	79	+ 38.6%	889	912	+ 2.6%
Closed Sales	57	65	+ 14.0%	902	880	- 2.4%
Days on Market Until Sale	12	32	+ 166.7%	20	24	+ 20.0%
Median Sales Price*	\$495,000	\$579,000	+ 17.0%	\$513,000	\$545,750	+ 6.4%
Average Sales Price*	\$525,675	\$563,037	+ 7.1%	\$522,018	\$554,889	+ 6.3%
Percent of Original List Price Received*	101.2%	98.9%	- 2.3%	101.0%	99.7%	- 1.3%
Percent of List Price Received*	101.5%	100.6%	- 0.9%	101.3%	100.6%	- 0.7%
Inventory of Homes for Sale	139	171	+ 23.0%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--

* 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

