

Local Market Update for February 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

San Diego County

County

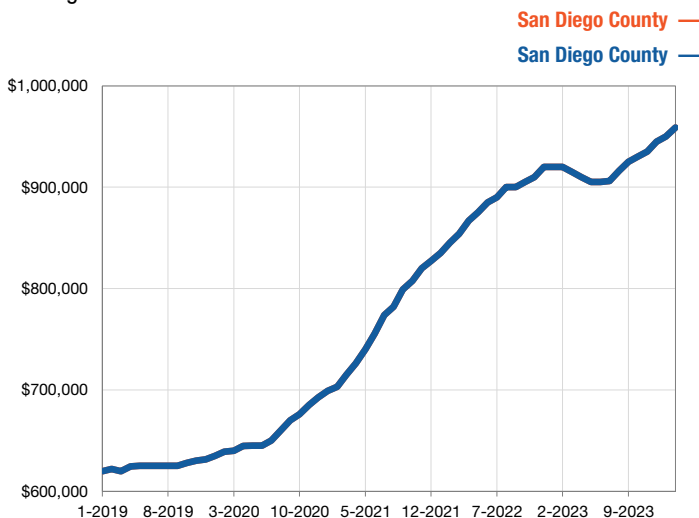
Detached Single-Family	February			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	1,392	1,382	- 0.7%	24,928	18,612	- 25.3%
Pending Sales	1,239	1,252	+ 1.0%	17,637	14,495	- 17.8%
Closed Sales	1,060	1,065	+ 0.5%	18,114	14,502	- 19.9%
Days on Market Until Sale	37	25	- 32.4%	21	23	+ 9.5%
Median Sales Price*	\$885,000	\$1,000,000	+ 13.0%	\$920,000	\$959,000	+ 4.2%
Average Sales Price*	\$1,126,354	\$1,378,198	+ 22.4%	\$1,219,762	\$1,290,330	+ 5.8%
Percent of Original List Price Received*	97.4%	100.0%	+ 2.7%	100.1%	99.6%	- 0.5%
Percent of List Price Received*	99.1%	100.5%	+ 1.4%	101.1%	100.4%	- 0.7%
Inventory of Homes for Sale	2,370	1,702	- 28.2%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--

* 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	725	843	+ 16.3%	12,098	10,245	- 15.3%
Pending Sales	683	693	+ 1.5%	9,255	8,081	- 12.7%
Closed Sales	574	649	+ 13.1%	9,473	8,041	- 15.1%
Days on Market Until Sale	34	25	- 26.5%	20	21	+ 5.0%
Median Sales Price*	\$618,250	\$665,000	+ 7.6%	\$625,000	\$650,000	+ 4.0%
Average Sales Price*	\$708,474	\$829,745	+ 17.1%	\$737,300	\$776,523	+ 5.3%
Percent of Original List Price Received*	98.2%	99.1%	+ 0.9%	101.3%	100.0%	- 1.3%
Percent of List Price Received*	99.6%	100.0%	+ 0.4%	101.8%	100.6%	- 1.2%
Inventory of Homes for Sale	1,063	1,062	- 0.1%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 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.

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



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

