

# Local Market Update for October 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## San Diego County

County

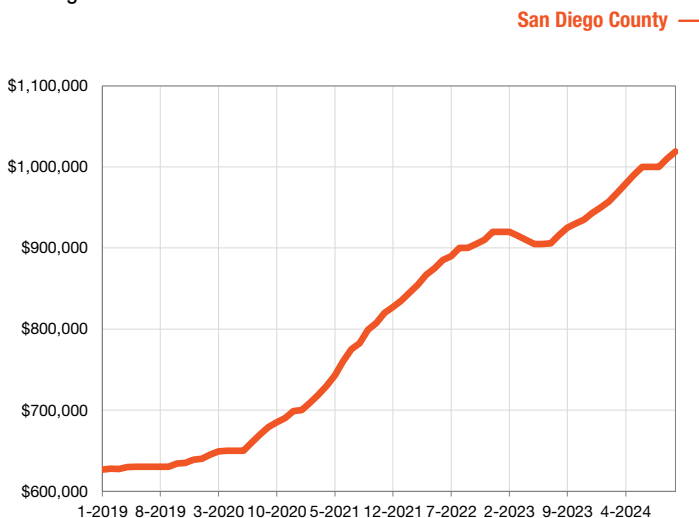
Detached Single-Family	October			Rolling 12 Months		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	1,565	1,735	+ 10.9%	18,611	21,741	+ 16.8%
Pending Sales	1,085	1,326	+ 22.2%	14,741	15,206	+ 3.2%
Closed Sales	1,152	1,318	+ 14.4%	14,882	14,906	+ 0.2%
Days on Market Until Sale	22	28	+ 27.3%	26	23	- 11.5%
Median Sales Price*	\$950,000	\$1,040,000	+ 9.5%	\$930,000	\$1,019,000	+ 9.6%
Average Sales Price*	\$1,272,486	\$1,390,930	+ 9.3%	\$1,241,018	\$1,358,451	+ 9.5%
Percent of Original List Price Received*	98.7%	97.8%	- 0.9%	98.8%	99.1%	+ 0.3%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	99.9%	100.1%	+ 0.2%
Inventory of Homes for Sale	2,746	2,998	+ 9.2%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--

\* 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.

Attached Single-Family	October			Rolling 12 Months		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	903	1,024	+ 13.4%	9,810	12,153	+ 23.9%
Pending Sales	588	696	+ 18.4%	7,954	8,212	+ 3.2%
Closed Sales	623	648	+ 4.0%	7,957	8,023	+ 0.8%
Days on Market Until Sale	19	32	+ 68.4%	23	25	+ 8.7%
Median Sales Price*	\$655,000	\$676,981	+ 3.4%	\$631,000	\$670,000	+ 6.2%
Average Sales Price*	\$795,515	\$814,491	+ 2.4%	\$751,398	\$803,054	+ 6.9%
Percent of Original List Price Received*	99.5%	97.6%	- 1.9%	99.6%	99.0%	- 0.6%
Percent of List Price Received*	100.1%	99.0%	- 1.1%	100.4%	99.9%	- 0.5%
Inventory of Homes for Sale	1,430	1,817	+ 27.1%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--

\* 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.

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



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

