

# Local Market Update for April 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## San Diego County

County

Detached Single-Family	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
<b>Key Metrics</b>						
New Listings	1,581	<b>1,871</b>	+ 18.3%	22,794	<b>19,309</b>	- 15.3%
Pending Sales	1,363	<b>1,365</b>	+ 0.1%	16,249	<b>14,526</b>	- 10.6%
Closed Sales	1,286	<b>1,351</b>	+ 5.1%	16,673	<b>14,491</b>	- 13.1%
Days on Market Until Sale	24	<b>19</b>	- 20.8%	24	<b>22</b>	- 8.3%
Median Sales Price*	\$942,500	<b>\$1,075,000</b>	+ 14.1%	\$910,000	<b>\$980,000</b>	+ 7.7%
Average Sales Price*	\$1,292,039	<b>\$1,443,139</b>	+ 11.7%	\$1,204,021	<b>\$1,311,579</b>	+ 8.9%
Percent of Original List Price Received*	99.5%	<b>100.7%</b>	+ 1.2%	98.3%	<b>99.9%</b>	+ 1.6%
Percent of List Price Received*	100.3%	<b>101.2%</b>	+ 0.9%	99.9%	<b>100.6%</b>	+ 0.7%
Inventory of Homes for Sale	2,254	<b>2,188</b>	- 2.9%	--	--	--
Months Supply of Inventory	1.7	<b>1.8</b>	+ 5.9%	--	--	--

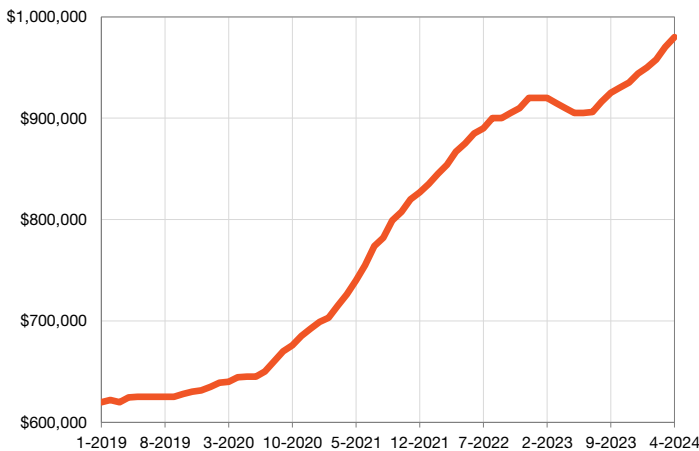
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
<b>Key Metrics</b>						
New Listings	786	<b>1,017</b>	+ 29.4%	11,278	<b>10,693</b>	- 5.2%
Pending Sales	721	<b>740</b>	+ 2.6%	8,664	<b>8,058</b>	- 7.0%
Closed Sales	721	<b>716</b>	- 0.7%	8,861	<b>8,024</b>	- 9.4%
Days on Market Until Sale	22	<b>21</b>	- 4.5%	23	<b>20</b>	- 13.0%
Median Sales Price*	\$640,000	<b>\$680,000</b>	+ 6.3%	\$620,000	<b>\$657,750</b>	+ 6.1%
Average Sales Price*	\$735,680	<b>\$820,843</b>	+ 11.6%	\$729,905	<b>\$788,728</b>	+ 8.1%
Percent of Original List Price Received*	100.3%	<b>100.1%</b>	- 0.2%	99.6%	<b>100.1%</b>	+ 0.5%
Percent of List Price Received*	100.8%	<b>100.7%</b>	- 0.1%	100.6%	<b>100.6%</b>	0.0%
Inventory of Homes for Sale	947	<b>1,261</b>	+ 33.2%	--	--	--
Months Supply of Inventory	1.3	<b>1.9</b>	+ 46.2%	--	--	--

\* 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

San Diego County —



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

San Diego County —

