

Local Market Update for February 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

North San Diego County

Zip Codes: 92003, 92007, 92008, 92009, 92010, 92011, 92014, 92024, 92025, 92026, 92027, 92028, 92029, 92054, 92056, 92057, 92058, 92059, 92061, 92064, 92065, 92067, 92069, 92075, 92078, 92081, 92082, 92083, 92084, 92091, 92127, 92128, 92129, 92130

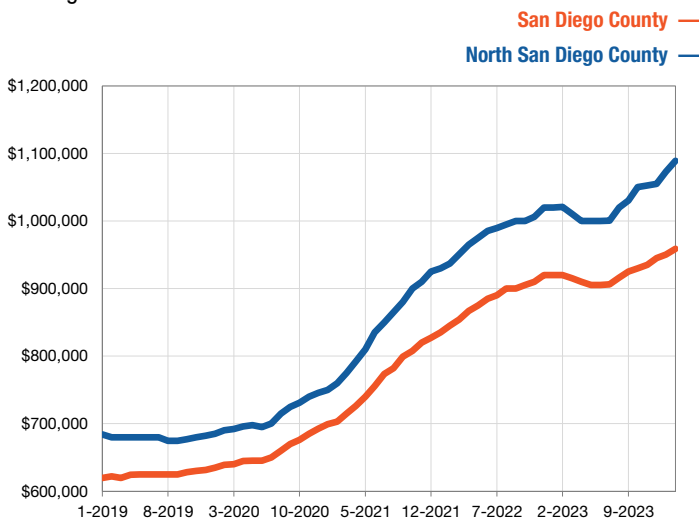
Detached Single-Family	February			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	615	606	- 1.5%	11,317	8,528	- 24.6%
Pending Sales	577	540	- 6.4%	8,019	6,667	- 16.9%
Closed Sales	443	487	+ 9.9%	8,208	6,748	- 17.8%
Days on Market Until Sale	43	27	- 37.2%	22	26	+ 18.2%
Median Sales Price*	\$950,000	\$1,122,500	+ 18.2%	\$1,020,750	\$1,089,000	+ 6.7%
Average Sales Price*	\$1,297,508	\$1,480,051	+ 14.1%	\$1,386,214	\$1,468,065	+ 5.9%
Percent of Original List Price Received*	96.8%	99.6%	+ 2.9%	99.9%	99.0%	- 0.9%
Percent of List Price Received*	98.7%	100.2%	+ 1.5%	101.2%	100.0%	- 1.2%
Inventory of Homes for Sale	1,116	827	- 25.9%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

* 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	252	277	+ 9.9%	4,351	3,598	- 17.3%
Pending Sales	258	229	- 11.2%	3,275	2,949	- 10.0%
Closed Sales	201	251	+ 24.9%	3,302	2,960	- 10.4%
Days on Market Until Sale	36	25	- 30.6%	20	21	+ 5.0%
Median Sales Price*	\$675,000	\$740,000	+ 9.6%	\$675,000	\$710,000	+ 5.2%
Average Sales Price*	\$749,447	\$889,470	+ 18.7%	\$792,996	\$812,215	+ 2.4%
Percent of Original List Price Received*	97.3%	99.0%	+ 1.7%	100.8%	99.7%	- 1.1%
Percent of List Price Received*	99.0%	100.0%	+ 1.0%	101.6%	100.4%	- 1.2%
Inventory of Homes for Sale	383	336	- 12.3%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

* 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

