

Local Market Update for March 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



San Diego County

County

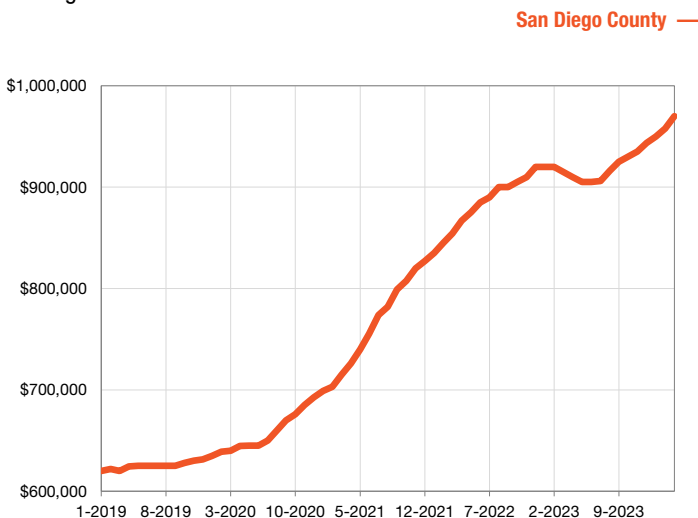
Detached Single-Family	March			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	1,669	1,655	- 0.8%	23,920	18,796	- 21.4%
Pending Sales	1,372	1,424	+ 3.8%	16,777	14,524	- 13.4%
Closed Sales	1,422	1,271	- 10.6%	17,453	14,402	- 17.5%
Days on Market Until Sale	32	24	- 25.0%	23	22	- 4.3%
Median Sales Price*	\$925,000	\$1,029,000	+ 11.2%	\$915,000	\$970,000	+ 6.0%
Average Sales Price*	\$1,255,623	\$1,344,846	+ 7.1%	\$1,211,492	\$1,298,094	+ 7.1%
Percent of Original List Price Received*	98.5%	100.5%	+ 2.0%	99.2%	99.8%	+ 0.6%
Percent of List Price Received*	99.6%	101.0%	+ 1.4%	100.5%	100.5%	0.0%
Inventory of Homes for Sale	2,305	1,839	- 20.2%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--

* 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	March			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	873	909	+ 4.1%	11,733	10,354	- 11.8%
Pending Sales	793	775	- 2.3%	8,949	8,058	- 10.0%
Closed Sales	780	716	- 8.2%	9,170	8,013	- 12.6%
Days on Market Until Sale	28	23	- 17.9%	21	20	- 4.8%
Median Sales Price*	\$635,000	\$670,000	+ 5.5%	\$625,000	\$650,000	+ 4.0%
Average Sales Price*	\$739,765	\$796,168	+ 7.6%	\$735,410	\$781,415	+ 6.3%
Percent of Original List Price Received*	99.2%	100.0%	+ 0.8%	100.4%	100.1%	- 0.3%
Percent of List Price Received*	100.1%	100.5%	+ 0.4%	101.2%	100.6%	- 0.6%
Inventory of Homes for Sale	985	1,064	+ 8.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

* 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

