

Local Market Update for March 2024

A Research Tool Provided by the Greater San Diego Association of REALTORS®

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La Mesa, Mount Helix

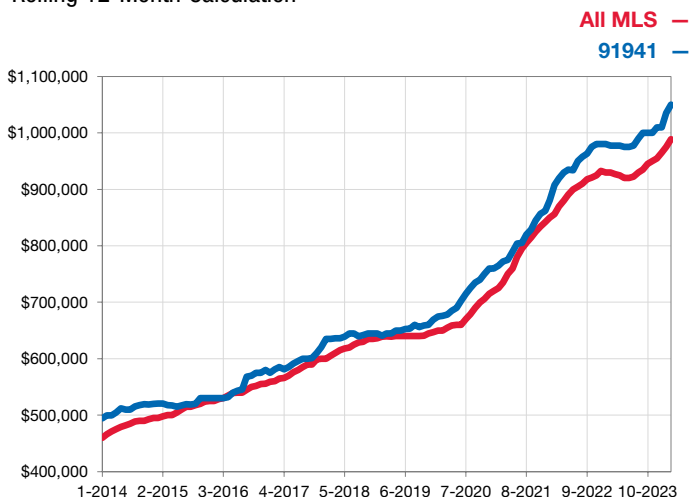
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	24	23	- 4.2%	66	73	+ 10.6%
Pending Sales	22	18	- 18.2%	58	53	- 8.6%
Closed Sales	29	17	- 41.4%	59	49	- 16.9%
Median Sales Price*	\$1,000,000	\$1,095,000	+ 9.5%	\$975,000	\$1,055,000	+ 8.2%
Percent of Original List Price Received*	97.9%	99.6%	+ 1.7%	98.4%	99.6%	+ 1.2%
Days on Market Until Sale	46	19	- 58.7%	38	22	- 42.1%
Inventory of Homes for Sale	23	25	+ 8.7%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

* 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.

Townhouse-Condo	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	1	7	+ 600.0%	2	13	+ 550.0%
Pending Sales	0	5	--	2	10	+ 400.0%
Closed Sales	1	2	+ 100.0%	2	6	+ 200.0%
Median Sales Price*	\$1,100,000	\$641,000	- 41.7%	\$909,000	\$556,000	- 38.8%
Percent of Original List Price Received*	99.0%	98.9%	- 0.1%	98.3%	100.4%	+ 2.1%
Days on Market Until Sale	4	4	0.0%	25	18	- 28.0%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.4	2.2	+ 450.0%	--	--	--

* 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 – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

