

Local Market Update for March 2024

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

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La Mesa, Grossmont

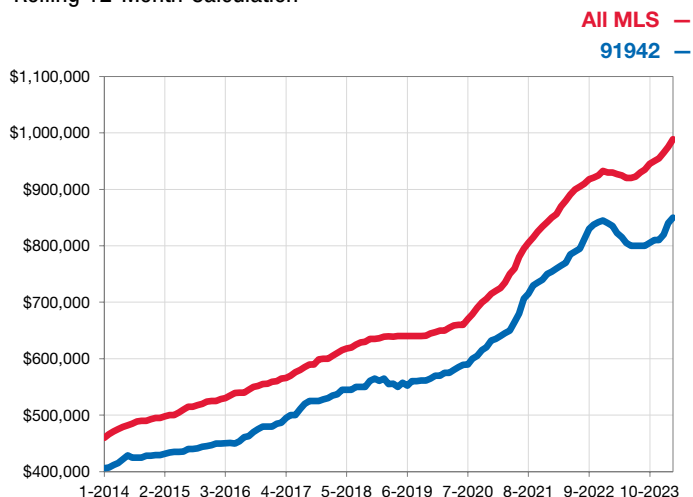
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	18	25	+ 38.9%	56	62	+ 10.7%
Pending Sales	12	20	+ 66.7%	46	49	+ 6.5%
Closed Sales	19	16	- 15.8%	50	39	- 22.0%
Median Sales Price*	\$840,000	\$905,000	+ 7.7%	\$785,000	\$865,000	+ 10.2%
Percent of Original List Price Received*	99.7%	99.8%	+ 0.1%	99.4%	100.3%	+ 0.9%
Days on Market Until Sale	33	24	- 27.3%	33	23	- 30.3%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

* 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	12	12	0.0%	25	44	+ 76.0%
Pending Sales	9	12	+ 33.3%	32	29	- 9.4%
Closed Sales	13	9	- 30.8%	30	22	- 26.7%
Median Sales Price*	\$565,000	\$695,000	+ 23.0%	\$527,500	\$631,500	+ 19.7%
Percent of Original List Price Received*	100.8%	100.1%	- 0.7%	98.6%	100.1%	+ 1.5%
Days on Market Until Sale	41	17	- 58.5%	58	15	- 74.1%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--

* 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

