

Local Market Update for February 2024

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

92024

Encinitas

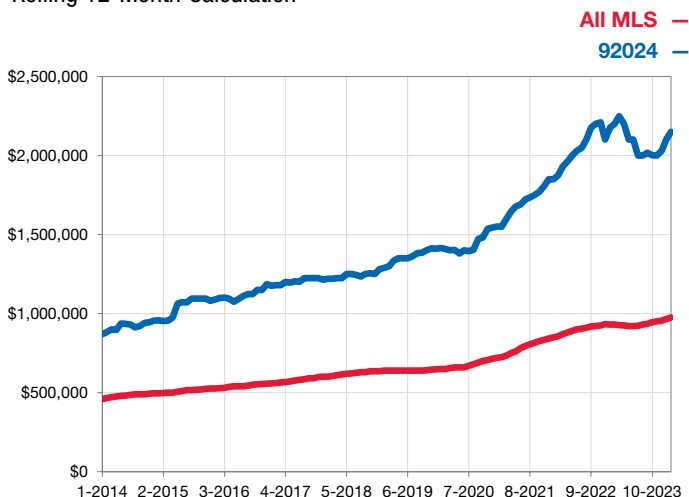
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	23	34	+ 47.8%	58	57	- 1.7%
Pending Sales	19	19	0.0%	40	32	- 20.0%
Closed Sales	16	14	- 12.5%	29	28	- 3.4%
Median Sales Price*	\$1,964,000	\$2,597,500	+ 32.3%	\$1,898,000	\$2,600,500	+ 37.0%
Percent of Original List Price Received*	94.8%	104.5%	+ 10.2%	93.8%	100.4%	+ 7.0%
Days on Market Until Sale	41	26	- 36.6%	38	47	+ 23.7%
Inventory of Homes for Sale	46	45	- 2.2%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	13	11	- 15.4%	23	33	+ 43.5%
Pending Sales	15	12	- 20.0%	25	28	+ 12.0%
Closed Sales	9	19	+ 111.1%	21	35	+ 66.7%
Median Sales Price*	\$1,005,000	\$1,270,000	+ 26.4%	\$1,005,000	\$1,205,000	+ 19.9%
Percent of Original List Price Received*	99.5%	97.6%	- 1.9%	97.6%	97.5%	- 0.1%
Days on Market Until Sale	41	32	- 22.0%	40	31	- 22.5%
Inventory of Homes for Sale	9	22	+ 144.4%	--	--	--
Months Supply of Inventory	0.6	1.9	+ 216.7%	--	--	--

* 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

