

Local Market Update for October 2024

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

92024

Encinitas

Single Family

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	25	16	- 36.0%	324	344	+ 6.2%
Pending Sales	17	17	0.0%	236	218	- 7.6%
Closed Sales	20	21	+ 5.0%	233	213	- 8.6%
Median Sales Price*	\$2,125,000	\$2,363,800	+ 11.2%	\$2,100,000	\$2,250,000	+ 7.1%
Percent of Original List Price Received*	95.2%	96.9%	+ 1.8%	98.2%	98.2%	0.0%
Days on Market Until Sale	51	44	- 13.7%	34	38	+ 11.8%
Inventory of Homes for Sale	54	46	- 14.8%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--

* 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.

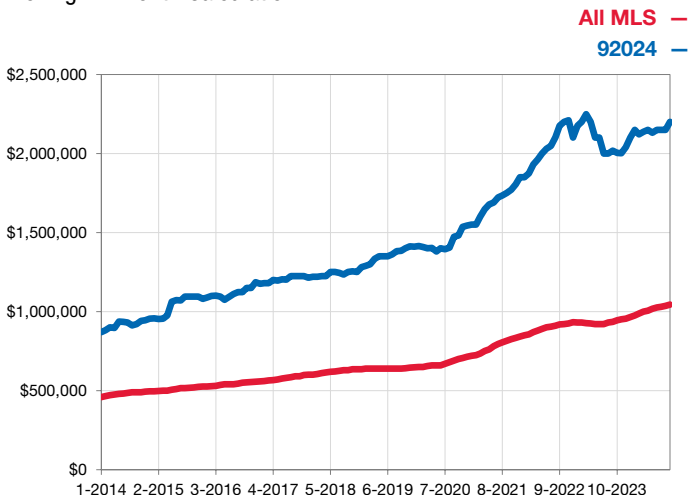
Townhouse-Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	12	16	+ 33.3%	153	181	+ 18.3%
Pending Sales	6	9	+ 50.0%	116	135	+ 16.4%
Closed Sales	13	13	0.0%	117	141	+ 20.5%
Median Sales Price*	\$1,275,000	\$1,135,000	- 11.0%	\$1,124,500	\$1,110,000	- 1.3%
Percent of Original List Price Received*	97.0%	98.0%	+ 1.0%	99.5%	98.2%	- 1.3%
Days on Market Until Sale	42	39	- 7.1%	28	31	+ 10.7%
Inventory of Homes for Sale	31	25	- 19.4%	--	--	--
Months Supply of Inventory	2.8	1.9	- 32.1%	--	--	--

* 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 – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

