

Local Market Update for June 2024

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

92024

Encinitas

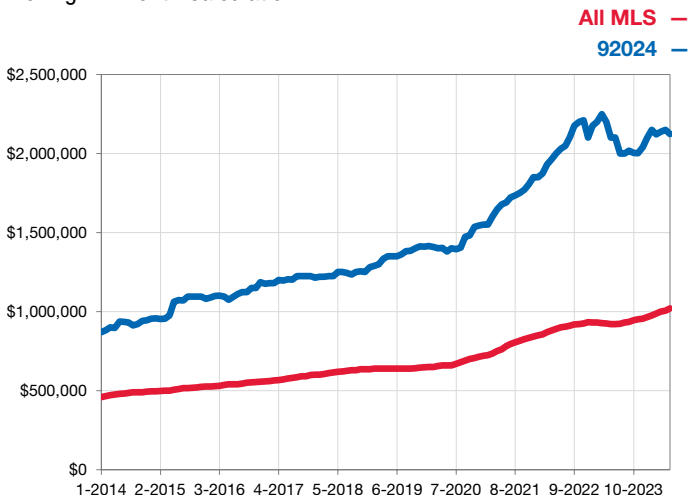
Single Family	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	37	37	0.0%	192	222	+ 15.6%
Pending Sales	23	20	- 13.0%	141	121	- 14.2%
Closed Sales	23	18	- 21.7%	133	111	- 16.5%
Median Sales Price*	\$2,550,000	\$1,915,000	- 24.9%	\$2,040,000	\$2,350,000	+ 15.2%
Percent of Original List Price Received*	100.2%	102.1%	+ 1.9%	97.5%	99.6%	+ 2.2%
Days on Market Until Sale	30	22	- 26.7%	32	41	+ 28.1%
Inventory of Homes for Sale	53	73	+ 37.7%	--	--	--
Months Supply of Inventory	2.5	3.6	+ 44.0%	--	--	--

* 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	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	11	29	+ 163.6%	80	114	+ 42.5%
Pending Sales	10	11	+ 10.0%	71	79	+ 11.3%
Closed Sales	21	9	- 57.1%	72	84	+ 16.7%
Median Sales Price*	\$1,220,000	\$1,050,000	- 13.9%	\$1,022,500	\$1,140,000	+ 11.5%
Percent of Original List Price Received*	100.7%	97.3%	- 3.4%	99.4%	98.7%	- 0.7%
Days on Market Until Sale	22	59	+ 168.2%	29	31	+ 6.9%
Inventory of Homes for Sale	13	34	+ 161.5%	--	--	--
Months Supply of Inventory	1.0	2.8	+ 180.0%	--	--	--

* 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

