

Local Market Update for July 2024

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

92024

Encinitas

Single Family

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	43	34	- 20.9%	235	263	+ 11.9%
Pending Sales	36	30	- 16.7%	177	152	- 14.1%
Closed Sales	24	31	+ 29.2%	157	143	- 8.9%
Median Sales Price*	\$1,710,000	\$1,925,000	+ 12.6%	\$2,000,000	\$2,199,800	+ 10.0%
Percent of Original List Price Received*	101.4%	96.7%	- 4.6%	98.1%	99.0%	+ 0.9%
Days on Market Until Sale	31	31	0.0%	32	38	+ 18.8%
Inventory of Homes for Sale	53	66	+ 24.5%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

* 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.

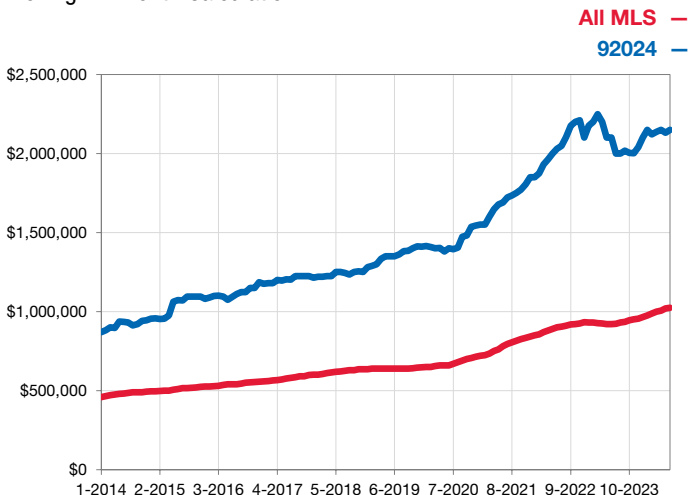
Townhouse-Condo

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	28	15	- 46.4%	108	132	+ 22.2%
Pending Sales	11	14	+ 27.3%	82	95	+ 15.9%
Closed Sales	5	17	+ 240.0%	77	102	+ 32.5%
Median Sales Price*	\$1,150,000	\$1,190,000	+ 3.5%	\$1,025,000	\$1,177,500	+ 14.9%
Percent of Original List Price Received*	101.1%	98.7%	- 2.4%	99.5%	98.8%	- 0.7%
Days on Market Until Sale	45	15	- 66.7%	30	28	- 6.7%
Inventory of Homes for Sale	28	30	+ 7.1%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

