

# Local Market Update for September 2024

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

## 92069

San Marcos South

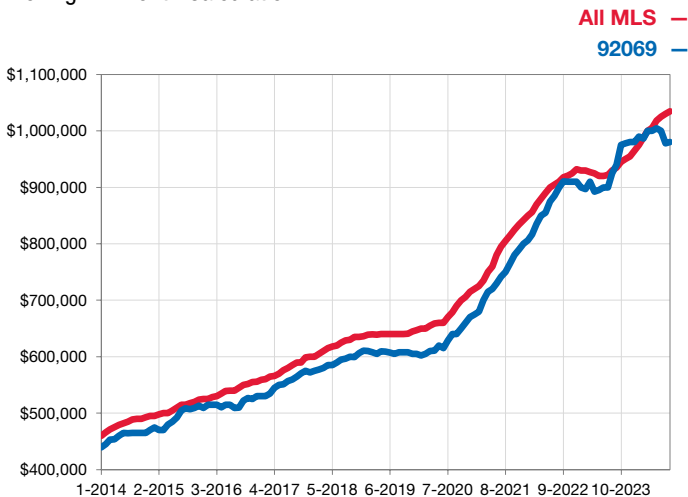
Single Family	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
<b>Key Metrics</b>						
New Listings	23	13	- 43.5%	171	210	+ 22.8%
Pending Sales	10	15	+ 50.0%	151	154	+ 2.0%
Closed Sales	16	11	- 31.3%	150	145	- 3.3%
Median Sales Price*	\$1,010,995	\$1,025,000	+ 1.4%	\$986,250	\$995,000	+ 0.9%
Percent of Original List Price Received*	101.8%	98.4%	- 3.3%	100.7%	101.2%	+ 0.5%
Days on Market Until Sale	20	23	+ 15.0%	30	25	- 16.7%
Inventory of Homes for Sale	25	32	+ 28.0%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

\* 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	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
<b>Key Metrics</b>						
New Listings	10	9	- 10.0%	59	81	+ 37.3%
Pending Sales	7	3	- 57.1%	50	53	+ 6.0%
Closed Sales	5	5	0.0%	47	57	+ 21.3%
Median Sales Price*	\$642,000	\$740,000	+ 15.3%	\$642,000	\$640,000	- 0.3%
Percent of Original List Price Received*	100.2%	98.2%	- 2.0%	100.1%	99.1%	- 1.0%
Days on Market Until Sale	31	34	+ 9.7%	44	27	- 38.6%
Inventory of Homes for Sale	7	21	+ 200.0%	--	--	--
Months Supply of Inventory	1.4	3.8	+ 171.4%	--	--	--

\* 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

