

Local Market Update for November 2024

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

92069

San Marcos South

Single Family

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	17	10	- 41.2%	202	240	+ 18.8%
Pending Sales	11	13	+ 18.2%	180	182	+ 1.1%
Closed Sales	11	14	+ 27.3%	176	175	- 0.6%
Median Sales Price*	\$980,000	\$1,167,500	+ 19.1%	\$986,250	\$1,010,000	+ 2.4%
Percent of Original List Price Received*	97.2%	94.2%	- 3.1%	100.5%	100.4%	- 0.1%
Days on Market Until Sale	41	74	+ 80.5%	30	30	0.0%
Inventory of Homes for Sale	23	27	+ 17.4%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

* 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.

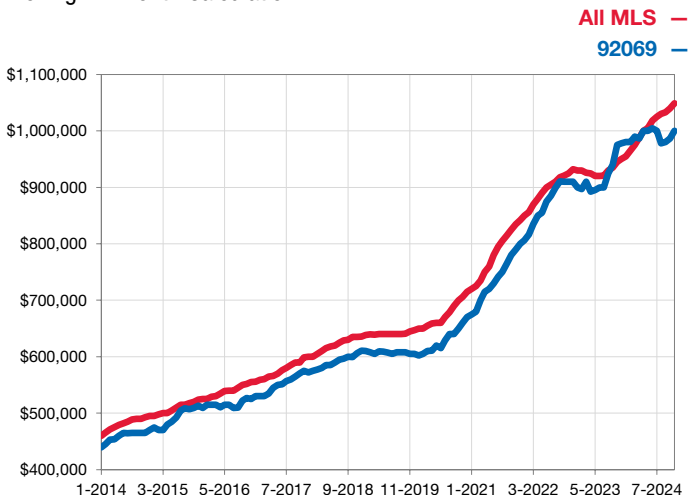
Townhouse-Condo

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	8	5	- 37.5%	74	94	+ 27.0%
Pending Sales	6	2	- 66.7%	61	60	- 1.6%
Closed Sales	4	5	+ 25.0%	59	64	+ 8.5%
Median Sales Price*	\$533,000	\$679,000	+ 27.4%	\$642,000	\$644,750	+ 0.4%
Percent of Original List Price Received*	100.5%	95.1%	- 5.4%	100.3%	98.7%	- 1.6%
Days on Market Until Sale	17	60	+ 252.9%	38	30	- 21.1%
Inventory of Homes for Sale	8	21	+ 162.5%	--	--	--
Months Supply of Inventory	1.5	4.1	+ 173.3%	--	--	--

* 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

