

Local Market Update for March 2024

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

92078

San Marcos South

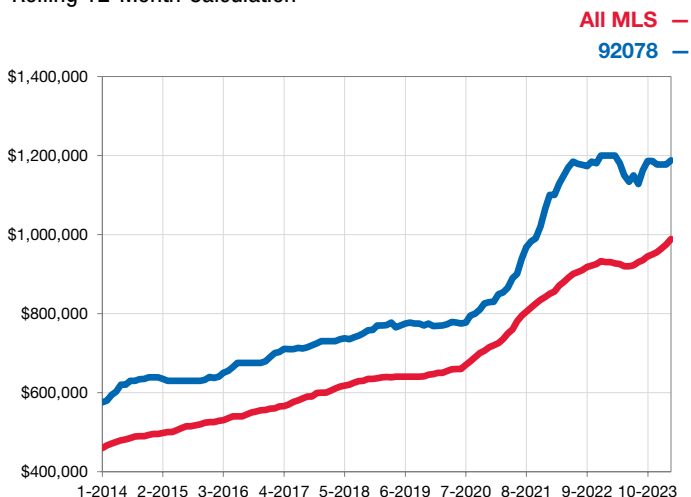
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	25	28	+ 12.0%	75	75	0.0%
Pending Sales	20	21	+ 5.0%	67	58	- 13.4%
Closed Sales	22	20	- 9.1%	57	45	- 21.1%
Median Sales Price*	\$1,113,500	\$1,520,000	+ 36.5%	\$1,132,000	\$1,240,000	+ 9.5%
Percent of Original List Price Received*	99.5%	99.9%	+ 0.4%	97.3%	99.3%	+ 2.1%
Days on Market Until Sale	22	25	+ 13.6%	35	31	- 11.4%
Inventory of Homes for Sale	26	29	+ 11.5%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--

* 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	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	23	10	- 56.5%	56	47	- 16.1%
Pending Sales	22	13	- 40.9%	56	42	- 25.0%
Closed Sales	17	15	- 11.8%	39	43	+ 10.3%
Median Sales Price*	\$700,000	\$790,000	+ 12.9%	\$702,000	\$735,000	+ 4.7%
Percent of Original List Price Received*	97.2%	100.2%	+ 3.1%	97.1%	98.8%	+ 1.8%
Days on Market Until Sale	44	30	- 31.8%	44	32	- 27.3%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--

* 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

