

# Local Market Update for July 2024

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

## 92106

Point Loma

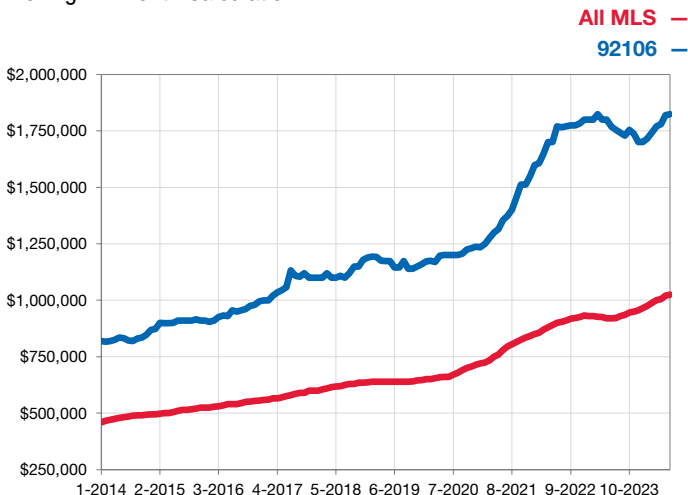
Single Family	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
<b>Key Metrics</b>						
New Listings	17	25	+ 47.1%	111	135	+ 21.6%
Pending Sales	15	13	- 13.3%	72	92	+ 27.8%
Closed Sales	8	12	+ 50.0%	68	80	+ 17.6%
Median Sales Price*	\$1,683,360	\$1,975,000	+ 17.3%	\$1,736,825	\$1,950,000	+ 12.3%
Percent of Original List Price Received*	98.8%	94.4%	- 4.5%	98.0%	97.5%	- 0.5%
Days on Market Until Sale	34	38	+ 11.8%	36	41	+ 13.9%
Inventory of Homes for Sale	24	35	+ 45.8%	--	--	--
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	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
<b>Key Metrics</b>						
New Listings	3	13	+ 333.3%	34	35	+ 2.9%
Pending Sales	3	2	- 33.3%	26	17	- 34.6%
Closed Sales	7	0	- 100.0%	27	17	- 37.0%
Median Sales Price*	\$900,000	\$0	- 100.0%	\$960,375	\$1,020,000	+ 6.2%
Percent of Original List Price Received*	96.7%	0.0%	- 100.0%	98.3%	100.9%	+ 2.6%
Days on Market Until Sale	26	0	- 100.0%	23	48	+ 108.7%
Inventory of Homes for Sale	3	13	+ 333.3%	--	--	--
Months Supply of Inventory	0.8	4.9	+ 512.5%	--	--	--

\* 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

