

Local Market Update for November 2024

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

92115

College

Single Family

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	23	18	- 21.7%	308	335	+ 8.8%
Pending Sales	7	20	+ 185.7%	215	229	+ 6.5%
Closed Sales	15	20	+ 33.3%	220	223	+ 1.4%
Median Sales Price*	\$1,000,000	\$945,000	- 5.5%	\$915,000	\$940,000	+ 2.7%
Percent of Original List Price Received*	101.1%	97.2%	- 3.9%	100.4%	99.2%	- 1.2%
Days on Market Until Sale	13	48	+ 269.2%	20	27	+ 35.0%
Inventory of Homes for Sale	34	25	- 26.5%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--

* 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.

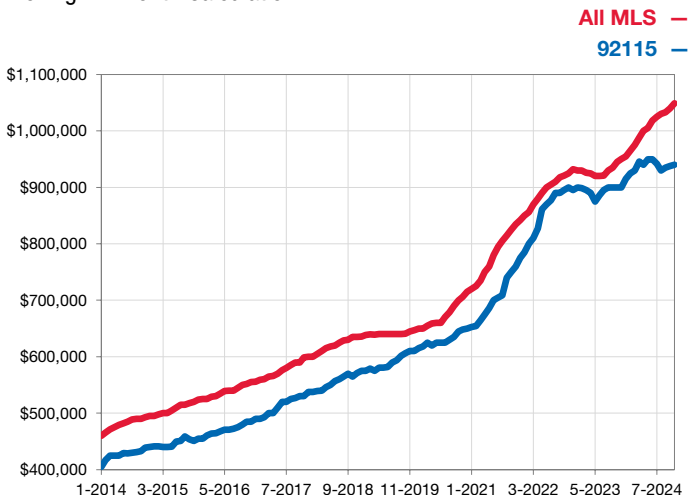
Townhouse-Condo

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	6	12	+ 100.0%	153	203	+ 32.7%
Pending Sales	10	10	0.0%	127	141	+ 11.0%
Closed Sales	10	9	- 10.0%	122	135	+ 10.7%
Median Sales Price*	\$526,250	\$433,000	- 17.7%	\$460,000	\$480,000	+ 4.3%
Percent of Original List Price Received*	97.9%	99.5%	+ 1.6%	100.4%	100.2%	- 0.2%
Days on Market Until Sale	25	28	+ 12.0%	24	25	+ 4.2%
Inventory of Homes for Sale	11	29	+ 163.6%	--	--	--
Months Supply of Inventory	1.0	2.4	+ 140.0%	--	--	--

* 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

