

Local Market Update for February 2024

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

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Mira Mesa

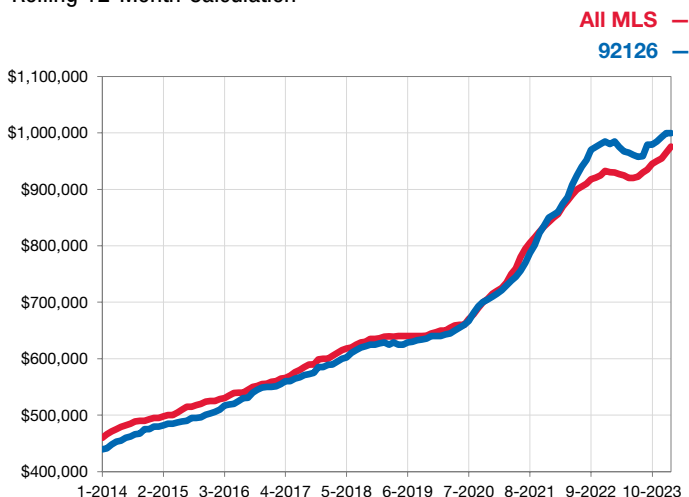
| Single Family | February | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 2-2023 | Thru 2-2024 | Percent Change |
| New Listings | 20 | 19 | - 5.0% | 33 | 47 | + 42.4% |
| Pending Sales | 15 | 19 | + 26.7% | 29 | 39 | + 34.5% |
| Closed Sales | 11 | 20 | + 81.8% | 28 | 39 | + 39.3% |
| Median Sales Price* | \$1,000,888 | \$1,126,000 | + 12.5% | \$972,500 | \$1,100,000 | + 13.1% |
| Percent of Original List Price Received* | 95.9% | 103.7% | + 8.1% | 97.8% | 102.4% | + 4.7% |
| Days on Market Until Sale | 27 | 13 | - 51.9% | 26 | 16 | - 38.5% |
| Inventory of Homes for Sale | 19 | 8 | - 57.9% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 0.4 | - 55.6% | -- | -- | -- |

* 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 | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 2-2023 | Thru 2-2024 | Percent Change |
| New Listings | 11 | 14 | + 27.3% | 27 | 33 | + 22.2% |
| Pending Sales | 16 | 19 | + 18.8% | 31 | 32 | + 3.2% |
| Closed Sales | 11 | 14 | + 27.3% | 19 | 24 | + 26.3% |
| Median Sales Price* | \$550,000 | \$653,500 | + 18.8% | \$550,000 | \$640,000 | + 16.4% |
| Percent of Original List Price Received* | 97.6% | 101.1% | + 3.6% | 97.0% | 101.1% | + 4.2% |
| Days on Market Until Sale | 56 | 19 | - 66.1% | 55 | 21 | - 61.8% |
| Inventory of Homes for Sale | 11 | 8 | - 27.3% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 0.7 | - 12.5% | -- | -- | -- |

* 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

