

Local Market Update for August 2024

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

92129

Penasquitos

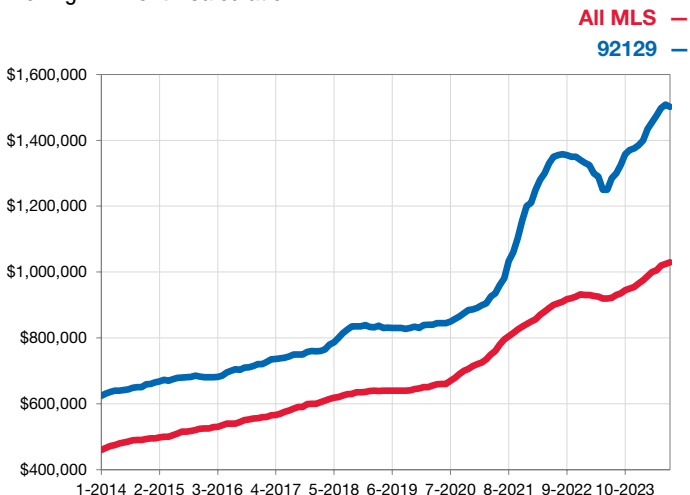
Single Family	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	23	36	+ 56.5%	161	241	+ 49.7%
Pending Sales	24	23	- 4.2%	142	182	+ 28.2%
Closed Sales	12	23	+ 91.7%	128	169	+ 32.0%
Median Sales Price*	\$1,400,000	\$1,432,000	+ 2.3%	\$1,367,500	\$1,531,000	+ 12.0%
Percent of Original List Price Received*	104.0%	99.4%	- 4.4%	102.1%	103.8%	+ 1.7%
Days on Market Until Sale	14	20	+ 42.9%	22	15	- 31.8%
Inventory of Homes for Sale	15	32	+ 113.3%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--

* 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	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	10	12	+ 20.0%	79	100	+ 26.6%
Pending Sales	8	9	+ 12.5%	68	66	- 2.9%
Closed Sales	9	11	+ 22.2%	68	62	- 8.8%
Median Sales Price*	\$515,000	\$704,000	+ 36.7%	\$535,000	\$697,000	+ 30.3%
Percent of Original List Price Received*	101.0%	99.4%	- 1.6%	102.0%	102.9%	+ 0.9%
Days on Market Until Sale	12	21	+ 75.0%	16	17	+ 6.3%
Inventory of Homes for Sale	5	19	+ 280.0%	--	--	--
Months Supply of Inventory	0.6	2.6	+ 333.3%	--	--	--

* 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

