

# Local Market Update for July 2024

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

## 91916

Descanso

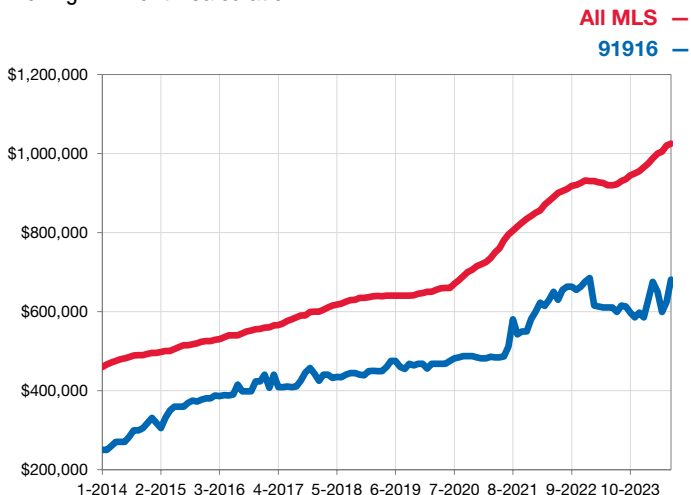
Single Family	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
<b>Key Metrics</b>						
New Listings	1	6	+ 500.0%	14	28	+ 100.0%
Pending Sales	3	5	+ 66.7%	19	19	0.0%
Closed Sales	3	6	+ 100.0%	17	16	- 5.9%
Median Sales Price*	\$550,000	<b>\$852,500</b>	+ 55.0%	\$570,000	<b>\$690,500</b>	+ 21.1%
Percent of Original List Price Received*	98.7%	<b>97.2%</b>	- 1.5%	95.7%	<b>99.8%</b>	+ 4.3%
Days on Market Until Sale	39	<b>55</b>	+ 41.0%	65	<b>40</b>	- 38.5%
Inventory of Homes for Sale	1	<b>9</b>	+ 800.0%	--	--	--
Months Supply of Inventory	0.3	<b>3.6</b>	+ 1100.0%	--	--	--

\* 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	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	--	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$2,000,000	<b>\$0</b>	- 100.0%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	91.1%	<b>0.0%</b>	- 100.0%
Days on Market Until Sale	0	0	--	92	0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* 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

