

Local Market Update for July 2024

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

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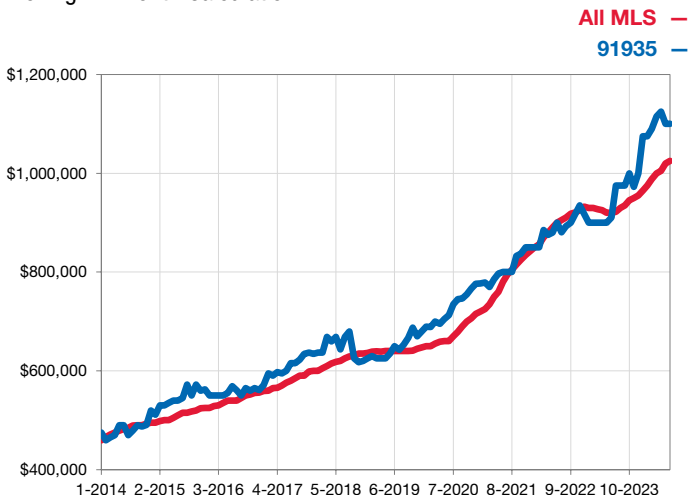
Single Family	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	9	11	+ 22.2%	43	70	+ 62.8%
Pending Sales	6	8	+ 33.3%	32	48	+ 50.0%
Closed Sales	5	1	- 80.0%	39	43	+ 10.3%
Median Sales Price*	\$1,160,000	\$1,800,000	+ 55.2%	\$1,000,000	\$1,125,000	+ 12.5%
Percent of Original List Price Received*	102.9%	97.6%	- 5.2%	98.5%	96.9%	- 1.6%
Days on Market Until Sale	26	72	+ 176.9%	48	55	+ 14.6%
Inventory of Homes for Sale	13	21	+ 61.5%	--	--	--
Months Supply of Inventory	2.0	3.8	+ 90.0%	--	--	--

* 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
Key Metrics						
New Listings	1	1	0.0%	2	4	+ 100.0%
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	0	1	--	2	1	- 50.0%
Median Sales Price*	\$0	\$441,000	--	\$752,500	\$441,000	- 41.4%
Percent of Original List Price Received*	0.0%	80.2%	--	94.8%	80.2%	- 15.4%
Days on Market Until Sale	0	66	--	47	66	+ 40.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	2.0	+ 300.0%	--	--	--

* 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

