

Local Market Update for October 2024

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

91945

Lemon Grove

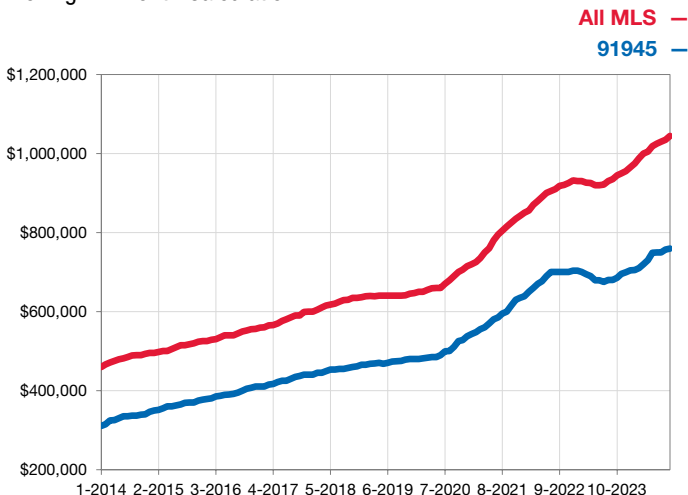
Single Family	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	14	23	+ 64.3%	140	159	+ 13.6%
Pending Sales	18	13	- 27.8%	129	117	- 9.3%
Closed Sales	15	12	- 20.0%	118	114	- 3.4%
Median Sales Price*	\$755,000	\$777,500	+ 3.0%	\$697,000	\$765,000	+ 9.8%
Percent of Original List Price Received*	101.4%	101.8%	+ 0.4%	102.3%	101.6%	- 0.7%
Days on Market Until Sale	27	48	+ 77.8%	26	33	+ 26.9%
Inventory of Homes for Sale	12	25	+ 108.3%	--	--	--
Months Supply of Inventory	1.0	2.2	+ 120.0%	--	--	--

* 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	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	2	3	+ 50.0%	21	61	+ 190.5%
Pending Sales	2	3	+ 50.0%	16	37	+ 131.3%
Closed Sales	1	2	+ 100.0%	12	35	+ 191.7%
Median Sales Price*	\$430,000	\$742,500	+ 72.7%	\$525,500	\$649,000	+ 23.5%
Percent of Original List Price Received*	101.2%	99.9%	- 1.3%	98.2%	99.3%	+ 1.1%
Days on Market Until Sale	12	41	+ 241.7%	40	45	+ 12.5%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	2.8	1.2	- 57.1%	--	--	--

* 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

