

Local Market Update for September 2024

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

92024

Encinitas

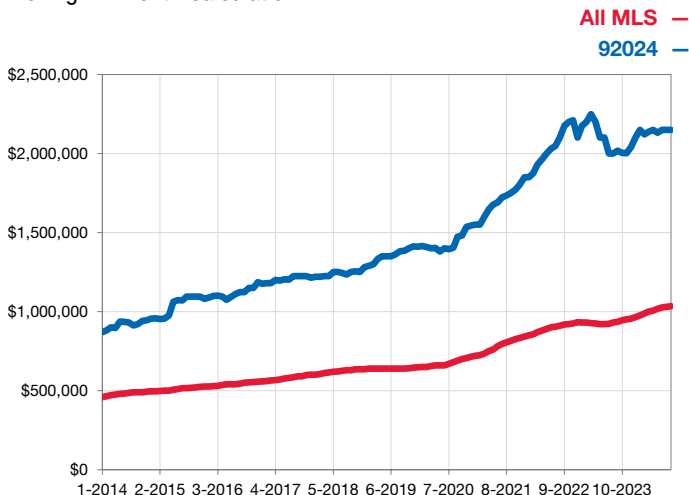
Single Family	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	39	24	- 38.5%	299	326	+ 9.0%
Pending Sales	20	19	- 5.0%	219	199	- 9.1%
Closed Sales	20	18	- 10.0%	213	191	- 10.3%
Median Sales Price*	\$2,794,000	\$2,487,500	- 11.0%	\$2,040,000	\$2,200,000	+ 7.8%
Percent of Original List Price Received*	100.9%	98.5%	- 2.4%	98.5%	98.4%	- 0.1%
Days on Market Until Sale	48	35	- 27.1%	33	38	+ 15.2%
Inventory of Homes for Sale	55	55	0.0%	--	--	--
Months Supply of Inventory	2.5	2.7	+ 8.0%	--	--	--

* 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	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	20	12	- 40.0%	141	163	+ 15.6%
Pending Sales	9	13	+ 44.4%	110	127	+ 15.5%
Closed Sales	11	13	+ 18.2%	104	128	+ 23.1%
Median Sales Price*	\$1,178,000	\$1,210,000	+ 2.7%	\$1,112,250	\$1,110,000	- 0.2%
Percent of Original List Price Received*	100.4%	96.8%	- 3.6%	99.8%	98.2%	- 1.6%
Days on Market Until Sale	14	33	+ 135.7%	26	30	+ 15.4%
Inventory of Homes for Sale	30	21	- 30.0%	--	--	--
Months Supply of Inventory	2.6	1.6	- 38.5%	--	--	--

* 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

