

Local Market Update for June 2024

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

92069

San Marcos South

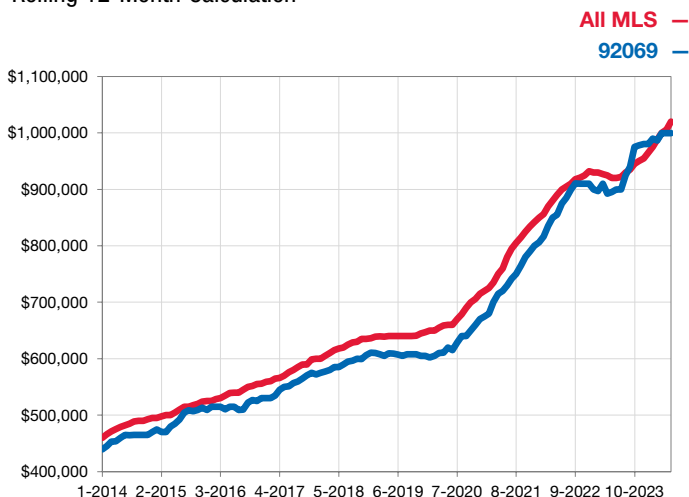
Single Family	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	22	21	- 4.5%	121	138	+ 14.0%
Pending Sales	18	21	+ 16.7%	111	105	- 5.4%
Closed Sales	28	16	- 42.9%	96	89	- 7.3%
Median Sales Price*	\$976,500	\$950,250	- 2.7%	\$972,500	\$960,000	- 1.3%
Percent of Original List Price Received*	102.7%	101.2%	- 1.5%	99.7%	102.1%	+ 2.4%
Days on Market Until Sale	25	23	- 8.0%	34	25	- 26.5%
Inventory of Homes for Sale	21	26	+ 23.8%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

* 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	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	6	11	+ 83.3%	39	50	+ 28.2%
Pending Sales	9	7	- 22.2%	33	37	+ 12.1%
Closed Sales	5	9	+ 80.0%	27	36	+ 33.3%
Median Sales Price*	\$600,000	\$640,000	+ 6.7%	\$623,269	\$628,000	+ 0.8%
Percent of Original List Price Received*	101.5%	99.7%	- 1.8%	100.0%	100.1%	+ 0.1%
Days on Market Until Sale	30	13	- 56.7%	55	23	- 58.2%
Inventory of Homes for Sale	5	14	+ 180.0%	--	--	--
Months Supply of Inventory	0.9	2.5	+ 177.8%	--	--	--

* 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

