

# Local Market Update for April 2024

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

## 92078

San Marcos South

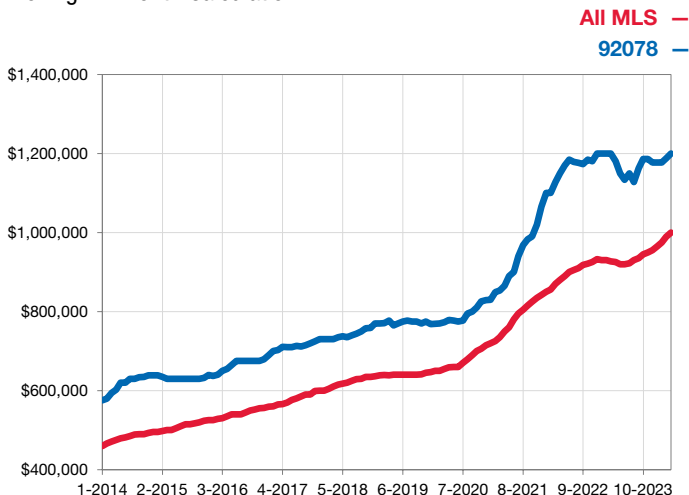
Single Family	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	22	36	+ 63.6%	97	117	+ 20.6%
Pending Sales	25	29	+ 16.0%	92	88	- 4.3%
Closed Sales	26	21	- 19.2%	83	66	- 20.5%
Median Sales Price*	\$1,062,500	\$1,200,000	+ 12.9%	\$1,110,000	\$1,212,500	+ 9.2%
Percent of Original List Price Received*	99.9%	100.6%	+ 0.7%	98.1%	99.7%	+ 1.6%
Days on Market Until Sale	18	24	+ 33.3%	29	29	0.0%
Inventory of Homes for Sale	23	37	+ 60.9%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 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	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	13	19	+ 46.2%	69	66	- 4.3%
Pending Sales	13	14	+ 7.7%	69	56	- 18.8%
Closed Sales	18	11	- 38.9%	57	54	- 5.3%
Median Sales Price*	\$700,000	\$735,000	+ 5.0%	\$700,000	\$735,000	+ 5.0%
Percent of Original List Price Received*	99.5%	97.0%	- 2.5%	97.8%	98.4%	+ 0.6%
Days on Market Until Sale	33	42	+ 27.3%	40	34	- 15.0%
Inventory of Homes for Sale	12	20	+ 66.7%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--

\* 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

