

Local Market Update for June 2024

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

92078

San Marcos South

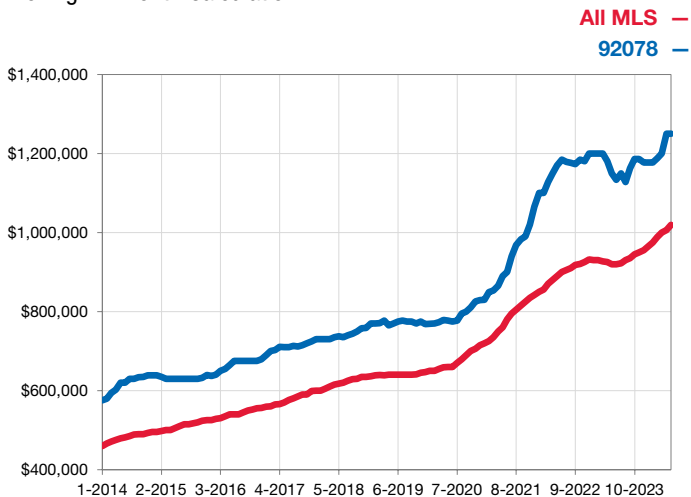
Single Family	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	28	28	0.0%	141	190	+ 34.8%
Pending Sales	24	28	+ 16.7%	134	142	+ 6.0%
Closed Sales	19	29	+ 52.6%	130	129	- 0.8%
Median Sales Price*	\$1,310,000	\$1,312,000	+ 0.2%	\$1,123,500	\$1,275,000	+ 13.5%
Percent of Original List Price Received*	100.4%	98.2%	- 2.2%	98.6%	99.2%	+ 0.6%
Days on Market Until Sale	45	33	- 26.7%	32	28	- 12.5%
Inventory of Homes for Sale	22	38	+ 72.7%	--	--	--
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	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	21	24	+ 14.3%	105	110	+ 4.8%
Pending Sales	14	15	+ 7.1%	96	87	- 9.4%
Closed Sales	16	15	- 6.3%	91	86	- 5.5%
Median Sales Price*	\$766,500	\$765,000	- 0.2%	\$715,000	\$737,500	+ 3.1%
Percent of Original List Price Received*	99.7%	100.9%	+ 1.2%	98.8%	99.3%	+ 0.5%
Days on Market Until Sale	22	17	- 22.7%	32	34	+ 6.3%
Inventory of Homes for Sale	17	25	+ 47.1%	--	--	--
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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

