

# Local Market Update for December 2024

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

## 92101

### Downtown

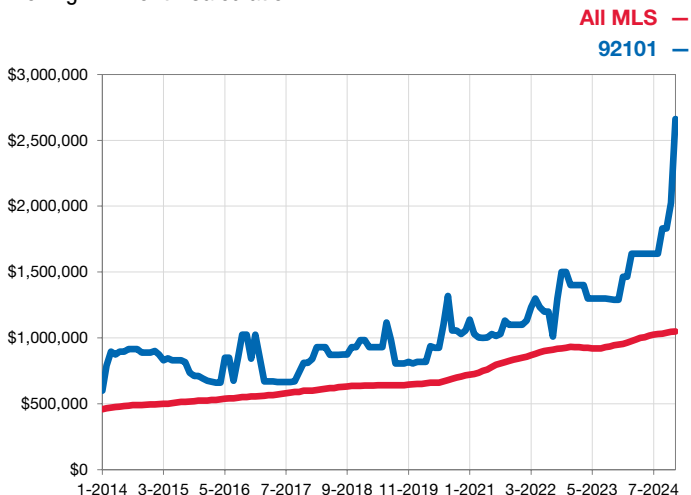
Single Family	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
<b>Key Metrics</b>						
New Listings	0	1	--	10	7	- 30.0%
Pending Sales	0	0	--	2	4	+ 100.0%
Closed Sales	1	0	- 100.0%	2	4	+ 100.0%
Median Sales Price*	\$1,638,700	\$0	- 100.0%	\$1,464,350	\$2,662,500	+ 81.8%
Percent of Original List Price Received*	96.4%	0.0%	- 100.0%	88.6%	77.7%	- 12.3%
Days on Market Until Sale	22	0	- 100.0%	33	108	+ 227.3%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	5.0	1.0	- 80.0%	--	--	--

\* 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	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
<b>Key Metrics</b>						
New Listings	46	54	+ 17.4%	939	1223	+ 30.2%
Pending Sales	26	38	+ 46.2%	563	598	+ 6.2%
Closed Sales	31	43	+ 38.7%	557	599	+ 7.5%
Median Sales Price*	\$758,000	\$790,000	+ 4.2%	\$745,000	\$725,000	- 2.7%
Percent of Original List Price Received*	97.0%	96.3%	- 0.7%	98.1%	97.1%	- 1.0%
Days on Market Until Sale	31	64	+ 106.5%	29	44	+ 51.7%
Inventory of Homes for Sale	175	173	- 1.1%	--	--	--
Months Supply of Inventory	3.7	3.5	- 5.4%	--	--	--

\* 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

