

# Local Market Update for August 2024

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

## 92104

North Park

### Single Family

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	15	14	- 6.7%	105	129	+ 22.9%
Pending Sales	14	10	- 28.6%	86	82	- 4.7%
Closed Sales	11	12	+ 9.1%	83	86	+ 3.6%
Median Sales Price*	\$1,400,000	\$1,115,250	- 20.3%	\$1,100,000	\$1,200,000	+ 9.1%
Percent of Original List Price Received*	100.0%	99.9%	- 0.1%	99.9%	98.8%	- 1.1%
Days on Market Until Sale	26	41	+ 57.7%	25	25	0.0%
Inventory of Homes for Sale	12	24	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	2.4	+ 140.0%	--	--	--

\* 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.

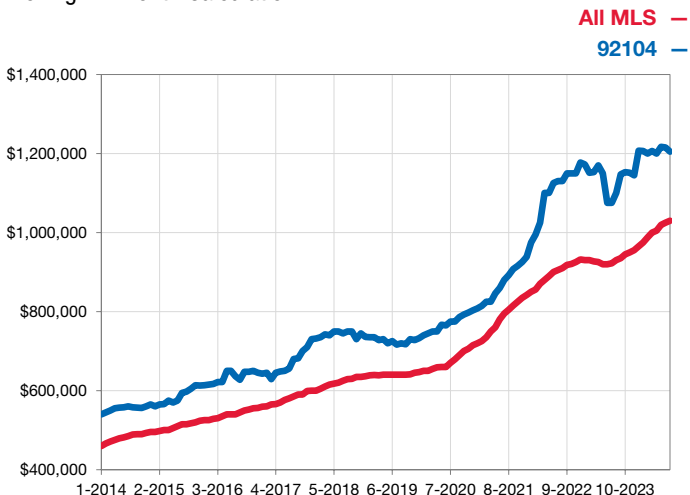
### Townhouse-Condo

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	18	25	+ 38.9%	116	160	+ 37.9%
Pending Sales	13	12	- 7.7%	97	91	- 6.2%
Closed Sales	14	13	- 7.1%	94	87	- 7.4%
Median Sales Price*	\$627,500	\$619,000	- 1.4%	\$603,500	\$635,000	+ 5.2%
Percent of Original List Price Received*	102.9%	96.1%	- 6.6%	102.7%	100.0%	- 2.6%
Days on Market Until Sale	13	31	+ 138.5%	21	25	+ 19.0%
Inventory of Homes for Sale	13	38	+ 192.3%	--	--	--
Months Supply of Inventory	1.2	3.7	+ 208.3%	--	--	--

\* 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

