

Local Market Update for June 2024

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

92106

Point Loma

Single Family

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	18	17	- 5.6%	94	112	+ 19.1%
Pending Sales	10	14	+ 40.0%	57	79	+ 38.6%
Closed Sales	11	11	0.0%	60	68	+ 13.3%
Median Sales Price*	\$1,731,930	\$2,250,000	+ 29.9%	\$1,750,965	\$1,930,000	+ 10.2%
Percent of Original List Price Received*	98.1%	99.7%	+ 1.6%	97.9%	98.1%	+ 0.2%
Days on Market Until Sale	25	38	+ 52.0%	36	41	+ 13.9%
Inventory of Homes for Sale	29	34	+ 17.2%	--	--	--
Months Supply of Inventory	2.9	3.2	+ 10.3%	--	--	--

* 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.

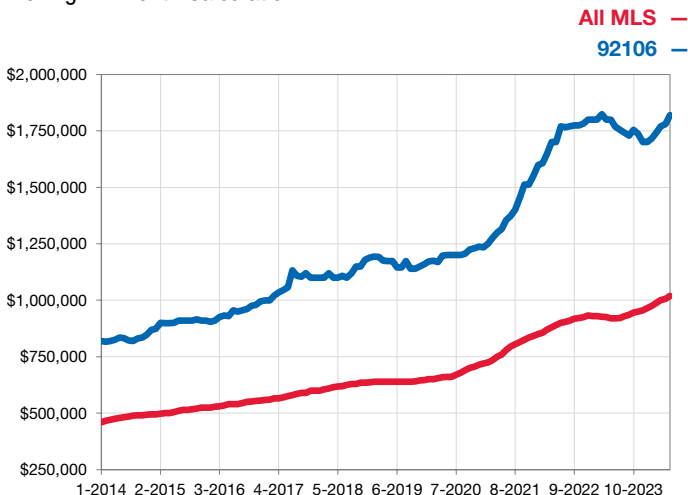
Townhouse-Condo

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	6	5	- 16.7%	31	22	- 29.0%
Pending Sales	6	2	- 66.7%	23	16	- 30.4%
Closed Sales	4	4	0.0%	20	17	- 15.0%
Median Sales Price*	\$1,147,500	\$1,085,000	- 5.4%	\$985,438	\$1,020,000	+ 3.5%
Percent of Original List Price Received*	99.2%	100.3%	+ 1.1%	98.8%	100.9%	+ 2.1%
Days on Market Until Sale	15	81	+ 440.0%	22	48	+ 118.2%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

* 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

