

Local Market Update for March 2024

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

92106

Point Loma

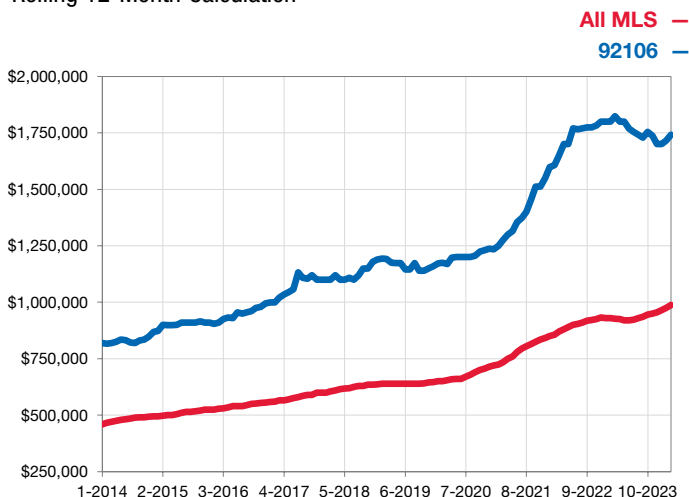
| Single Family | March | | | Year to Date | | |
|------------------------------------------|-------------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 3-2023 | Thru 3-2024 | Percent Change |
| New Listings | 17 | 14 | - 17.6% | 35 | 45 | + 28.6% |
| Pending Sales | 7 | 10 | + 42.9% | 24 | 40 | + 66.7% |
| Closed Sales | 8 | 15 | + 87.5% | 24 | 34 | + 41.7% |
| Median Sales Price* | \$1,770,000 | \$1,885,000 | + 6.5% | \$1,687,500 | \$1,855,000 | + 9.9% |
| Percent of Original List Price Received* | 98.2% | 101.0% | + 2.9% | 96.6% | 99.1% | + 2.6% |
| Days on Market Until Sale | 21 | 37 | + 76.2% | 42 | 37 | - 11.9% |
| Inventory of Homes for Sale | 18 | 23 | + 27.8% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 2.2 | + 22.2% | -- | -- | -- |

* 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 | March | | | Year to Date | | |
|------------------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 3-2023 | Thru 3-2024 | Percent Change |
| New Listings | 4 | 4 | 0.0% | 15 | 8 | - 46.7% |
| Pending Sales | 5 | 5 | 0.0% | 11 | 9 | - 18.2% |
| Closed Sales | 4 | 2 | - 50.0% | 9 | 7 | - 22.2% |
| Median Sales Price* | \$813,500 | \$607,200 | - 25.4% | \$598,000 | \$975,000 | + 63.0% |
| Percent of Original List Price Received* | 99.0% | 93.4% | - 5.7% | 98.7% | 97.7% | - 1.0% |
| Days on Market Until Sale | 37 | 110 | + 197.3% | 28 | 54 | + 92.9% |
| Inventory of Homes for Sale | 5 | 3 | - 40.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.9 | - 30.8% | -- | -- | -- |

* 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

