

# Local Market Update for October 2024

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

## 92106

Point Loma

### Single Family

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	20	19	- 5.0%	166	197	+ 18.7%
Pending Sales	6	9	+ 50.0%	95	127	+ 33.7%
Closed Sales	4	16	+ 300.0%	97	121	+ 24.7%
Median Sales Price*	\$2,062,500	\$1,671,024	- 19.0%	\$1,731,930	\$1,820,000	+ 5.1%
Percent of Original List Price Received*	96.9%	96.1%	- 0.8%	98.4%	97.2%	- 1.2%
Days on Market Until Sale	25	33	+ 32.0%	33	37	+ 12.1%
Inventory of Homes for Sale	33	38	+ 15.2%	--	--	--
Months Supply of Inventory	3.5	3.3	- 5.7%	--	--	--

\* 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.

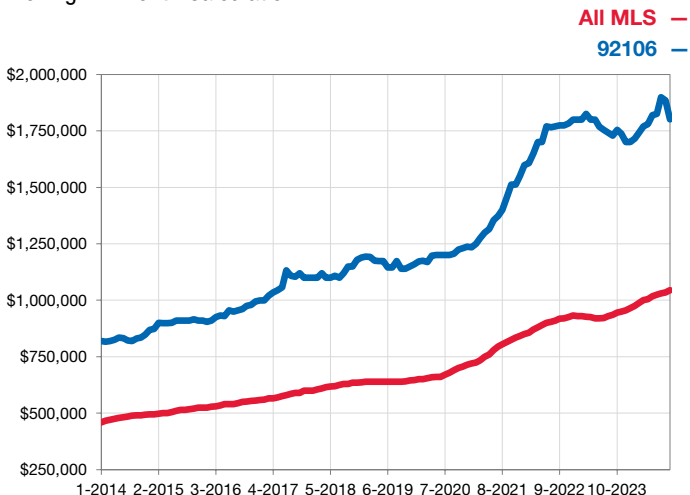
### Townhouse-Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	7	5	- 28.6%	52	46	- 11.5%
Pending Sales	4	5	+ 25.0%	37	27	- 27.0%
Closed Sales	6	1	- 83.3%	37	24	- 35.1%
Median Sales Price*	\$1,005,000	\$725,000	- 27.9%	\$975,000	\$1,007,500	+ 3.3%
Percent of Original List Price Received*	96.6%	94.8%	- 1.9%	97.9%	98.4%	+ 0.5%
Days on Market Until Sale	10	10	0.0%	19	46	+ 142.1%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--

\* 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

