

Local Market Update for June 2024

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

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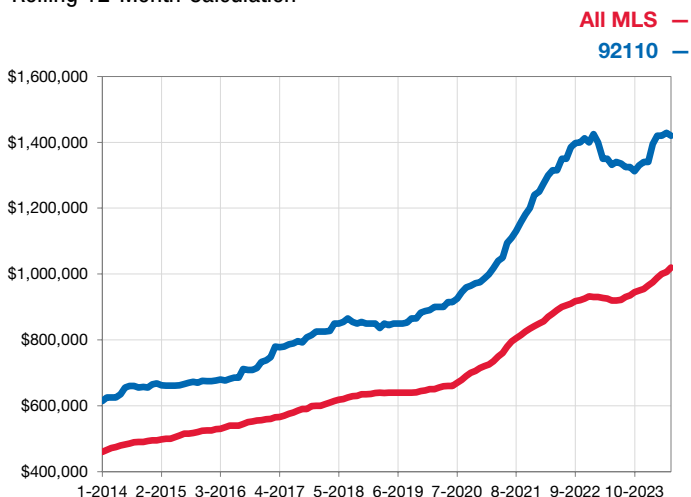
Single Family	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	14	11	- 21.4%	69	62	- 10.1%
Pending Sales	16	7	- 56.3%	51	41	- 19.6%
Closed Sales	10	4	- 60.0%	41	37	- 9.8%
Median Sales Price*	\$1,575,000	\$1,412,500	- 10.3%	\$1,325,000	\$1,490,000	+ 12.5%
Percent of Original List Price Received*	98.4%	101.3%	+ 2.9%	97.3%	99.8%	+ 2.6%
Days on Market Until Sale	25	19	- 24.0%	30	33	+ 10.0%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

* 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	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	11	16	+ 45.5%	73	78	+ 6.8%
Pending Sales	15	12	- 20.0%	62	56	- 9.7%
Closed Sales	10	6	- 40.0%	62	54	- 12.9%
Median Sales Price*	\$607,500	\$674,500	+ 11.0%	\$625,250	\$628,500	+ 0.5%
Percent of Original List Price Received*	101.1%	100.0%	- 1.1%	99.6%	100.7%	+ 1.1%
Days on Market Until Sale	11	9	- 18.2%	23	19	- 17.4%
Inventory of Homes for Sale	6	21	+ 250.0%	--	--	--
Months Supply of Inventory	0.6	2.3	+ 283.3%	--	--	--

* 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

