

Local Market Update for October 2024

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

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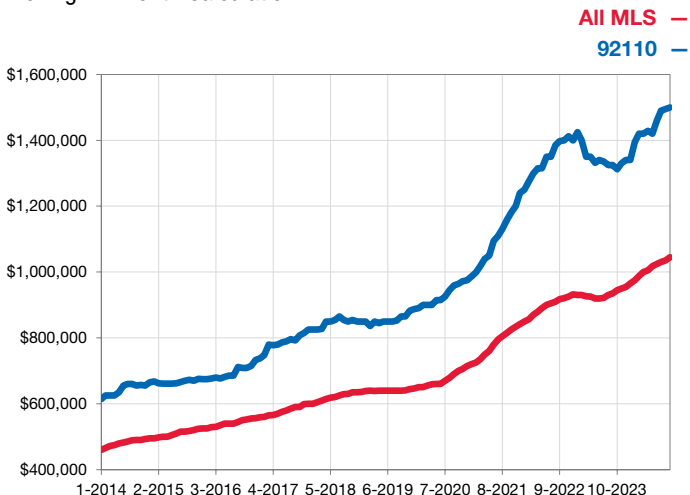
Single Family	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	5	12	+ 140.0%	99	105	+ 6.1%
Pending Sales	8	7	- 12.5%	72	67	- 6.9%
Closed Sales	4	5	+ 25.0%	69	65	- 5.8%
Median Sales Price*	\$1,435,000	\$1,460,000	+ 1.7%	\$1,330,000	\$1,515,000	+ 13.9%
Percent of Original List Price Received*	97.8%	98.0%	+ 0.2%	97.0%	99.4%	+ 2.5%
Days on Market Until Sale	18	23	+ 27.8%	28	26	- 7.1%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--

* 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	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	8	20	+ 150.0%	117	146	+ 24.8%
Pending Sales	10	9	- 10.0%	97	104	+ 7.2%
Closed Sales	9	8	- 11.1%	96	104	+ 8.3%
Median Sales Price*	\$630,000	\$659,500	+ 4.7%	\$627,750	\$640,000	+ 2.0%
Percent of Original List Price Received*	97.7%	97.2%	- 0.5%	99.9%	99.2%	- 0.7%
Days on Market Until Sale	30	35	+ 16.7%	22	25	+ 13.6%
Inventory of Homes for Sale	7	22	+ 214.3%	--	--	--
Months Supply of Inventory	0.7	2.2	+ 214.3%	--	--	--

* 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

