

Local Market Update for August 2024

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

92115

College

Single Family

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	34	36	+ 5.9%	228	257	+ 12.7%
Pending Sales	19	19	0.0%	164	163	- 0.6%
Closed Sales	23	24	+ 4.3%	162	158	- 2.5%
Median Sales Price*	\$949,777	\$855,000	- 10.0%	\$915,000	\$940,000	+ 2.7%
Percent of Original List Price Received*	102.2%	98.7%	- 3.4%	100.3%	99.7%	- 0.6%
Days on Market Until Sale	18	32	+ 77.8%	22	23	+ 4.5%
Inventory of Homes for Sale	32	39	+ 21.9%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

* 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.

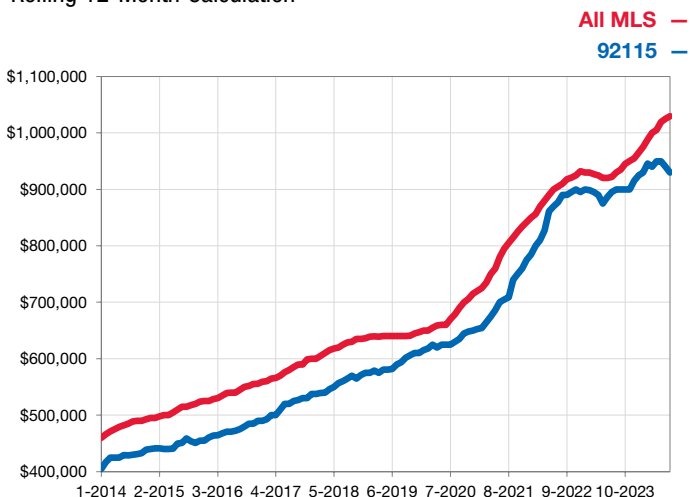
Townhouse-Condo

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	19	17	- 10.5%	115	142	+ 23.5%
Pending Sales	14	11	- 21.4%	94	99	+ 5.3%
Closed Sales	11	15	+ 36.4%	86	94	+ 9.3%
Median Sales Price*	\$490,000	\$465,000	- 5.1%	\$449,500	\$479,683	+ 6.7%
Percent of Original List Price Received*	100.5%	98.7%	- 1.8%	100.8%	100.4%	- 0.4%
Days on Market Until Sale	27	42	+ 55.6%	26	24	- 7.7%
Inventory of Homes for Sale	15	24	+ 60.0%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--

* 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

