

Local Market Update for February 2024

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

92122

University City

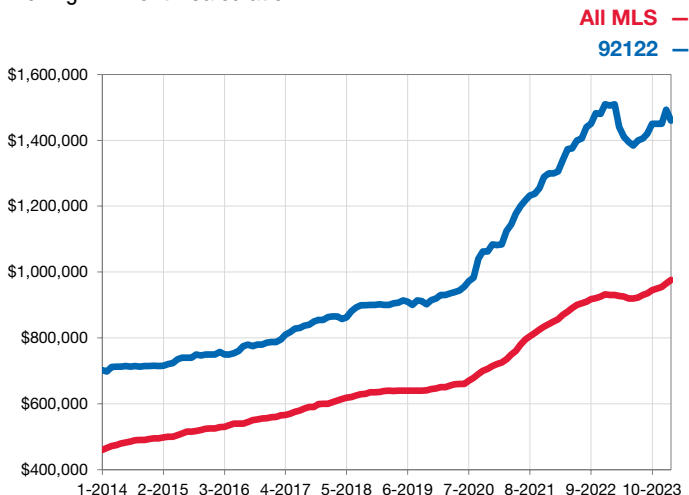
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	11	5	- 54.5%	18	18	0.0%
Pending Sales	11	7	- 36.4%	18	14	- 22.2%
Closed Sales	5	8	+ 60.0%	11	12	+ 9.1%
Median Sales Price*	\$1,615,000	\$1,485,000	- 8.0%	\$1,475,000	\$1,570,000	+ 6.4%
Percent of Original List Price Received*	98.5%	101.5%	+ 3.0%	93.9%	100.0%	+ 6.5%
Days on Market Until Sale	41	19	- 53.7%	40	21	- 47.5%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--

* 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	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	14	14	0.0%	31	36	+ 16.1%
Pending Sales	13	19	+ 46.2%	33	31	- 6.1%
Closed Sales	19	14	- 26.3%	29	24	- 17.2%
Median Sales Price*	\$650,000	\$899,500	+ 38.4%	\$650,000	\$777,500	+ 19.6%
Percent of Original List Price Received*	95.8%	99.7%	+ 4.1%	94.2%	99.3%	+ 5.4%
Days on Market Until Sale	50	24	- 52.0%	48	23	- 52.1%
Inventory of Homes for Sale	20	22	+ 10.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

