

Local Market Update for July 2024

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

92122

University City

Single Family

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	8	19	+ 137.5%	58	86	+ 48.3%
Pending Sales	10	9	- 10.0%	55	56	+ 1.8%
Closed Sales	8	7	- 12.5%	52	50	- 3.8%
Median Sales Price*	\$1,590,000	\$1,625,000	+ 2.2%	\$1,415,500	\$1,621,250	+ 14.5%
Percent of Original List Price Received*	101.2%	101.3%	+ 0.1%	97.8%	100.9%	+ 3.2%
Days on Market Until Sale	15	12	- 20.0%	25	17	- 32.0%
Inventory of Homes for Sale	6	14	+ 133.3%	--	--	--
Months Supply of Inventory	0.8	2.0	+ 150.0%	--	--	--

* 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.

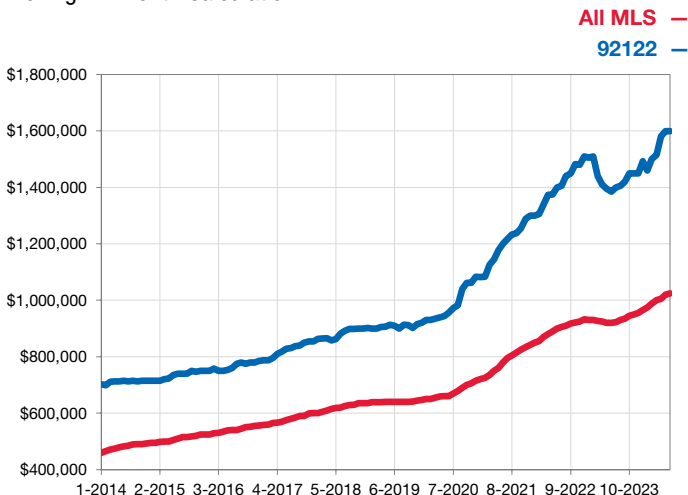
Townhouse-Condo

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	31	24	- 22.6%	141	153	+ 8.5%
Pending Sales	25	14	- 44.0%	131	111	- 15.3%
Closed Sales	29	18	- 37.9%	122	108	- 11.5%
Median Sales Price*	\$719,000	\$736,500	+ 2.4%	\$715,656	\$720,000	+ 0.6%
Percent of Original List Price Received*	99.1%	98.5%	- 0.6%	98.3%	98.8%	+ 0.5%
Days on Market Until Sale	28	17	- 39.3%	34	25	- 26.5%
Inventory of Homes for Sale	18	38	+ 111.1%	--	--	--
Months Supply of Inventory	1.1	2.7	+ 145.5%	--	--	--

* 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

