

Local Market Update for August 2024

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

92131

Scripps Ranch

Single Family

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	17	27	+ 58.8%	148	164	+ 10.8%
Pending Sales	19	15	- 21.1%	125	106	- 15.2%
Closed Sales	19	15	- 21.1%	118	105	- 11.0%
Median Sales Price*	\$1,555,000	\$1,630,000	+ 4.8%	\$1,587,500	\$1,803,500	+ 13.6%
Percent of Original List Price Received*	97.3%	98.0%	+ 0.7%	99.2%	100.4%	+ 1.2%
Days on Market Until Sale	23	18	- 21.7%	27	20	- 25.9%
Inventory of Homes for Sale	19	32	+ 68.4%	--	--	--
Months Supply of Inventory	1.3	2.4	+ 84.6%	--	--	--

* 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.

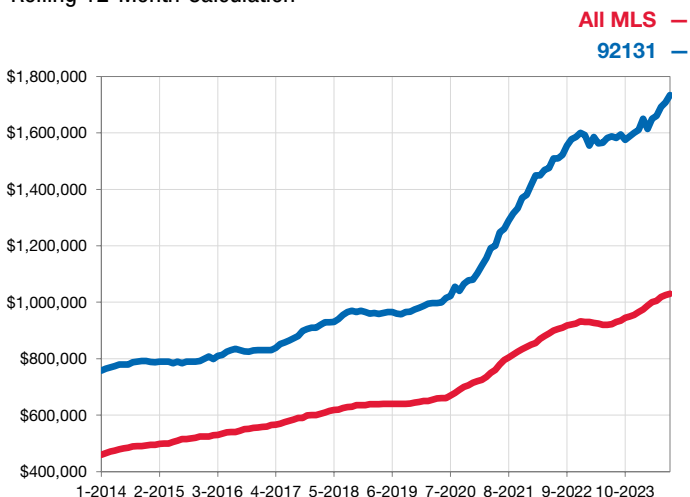
Townhouse-Condo

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	5	16	+ 220.0%	85	111	+ 30.6%
Pending Sales	7	13	+ 85.7%	73	82	+ 12.3%
Closed Sales	8	11	+ 37.5%	69	73	+ 5.8%
Median Sales Price*	\$727,500	\$810,000	+ 11.3%	\$752,000	\$840,000	+ 11.7%
Percent of Original List Price Received*	101.2%	99.0%	- 2.2%	101.0%	101.7%	+ 0.7%
Days on Market Until Sale	13	25	+ 92.3%	31	15	- 51.6%
Inventory of Homes for Sale	5	17	+ 240.0%	--	--	--
Months Supply of Inventory	0.6	1.9	+ 216.7%	--	--	--

* 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

