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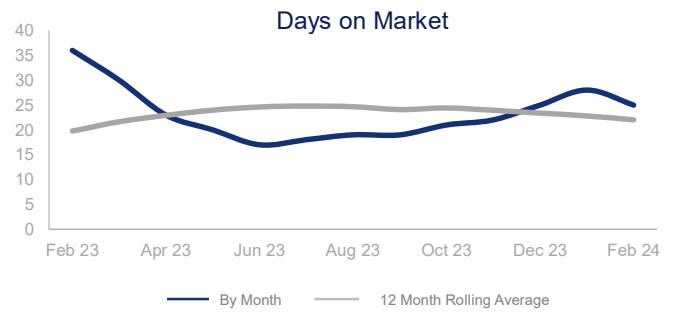
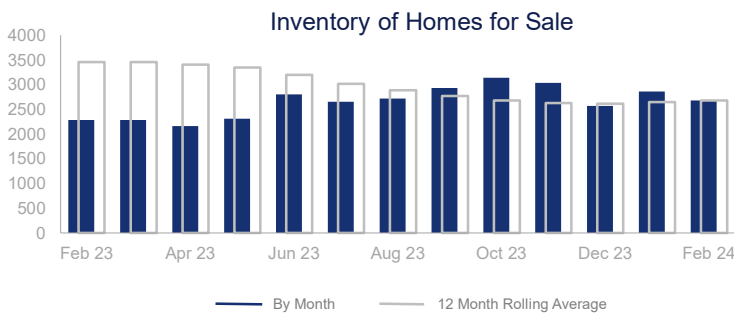
## Market Report | February 2024

### SAN DIEGO COUNTY

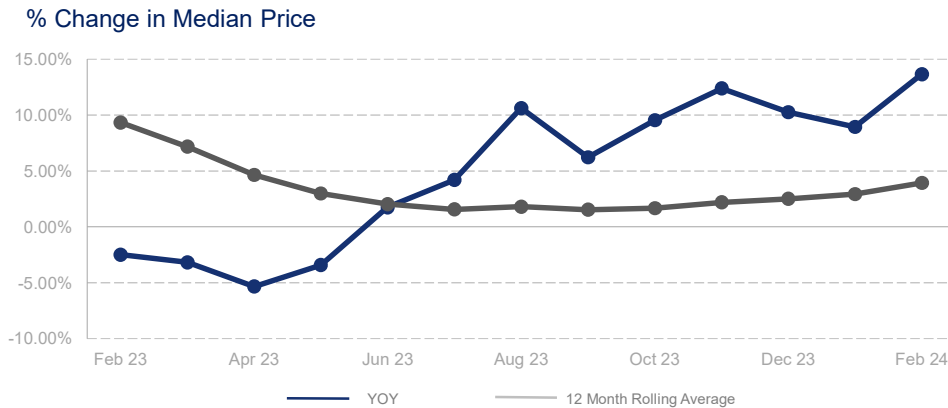
#### Highlights:

- Median Sales Price is up 3.9% over a 12 month rolling average and up 13.7% from the same month last year.
- Inventory of Homes for Sale is down 22.5% over a 12 month rolling average and down 6.3% from the prior month.
- Closed Sales is down 13.9% over a 12 month rolling average but up 10.3% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	<b>-13.7%</b>	<b>21.4%</b>	<b>-6.3%</b>
Same Month Last Year	<b>18.2%</b>	<b>10.3%</b>	<b>17.3%</b>



	February 2023		February 2024	+ / -	12 Month Avg	+ / -
New Listings	1871		<b>2211</b>	18.2%	<b>2234</b>	-19.0%
Pending Sales	1889		<b>1921</b>	1.7%	<b>1851</b>	-16.1%
Closed Sales	1557		<b>1718</b>	10.3%	<b>1818</b>	-13.9%
Median Sales Price	\$780,000		<b>\$886,500</b>	13.7%	<b>\$856,075</b>	3.9%
Average Sales Price	\$993,258		<b>\$1,199,561</b>	20.8%	<b>\$1,125,283</b>	5.1%
List to Sale Price Ratio	97.8%		<b>99.7%</b>	1.9%	<b>99.8%</b>	0.8%
Days on Market	36		<b>25</b>	-30.6%	<b>22</b>	11.7%
Inventory of Homes for Sale	2284		<b>2679</b>	17.3%	<b>2678</b>	-22.5%
Months Supply of Inventory	1.0		<b>1.5</b>	50.0%	<b>1.4</b>	9.7%



The source of the data for this report is the MLS, Local Association of Realtors and Construction Monitor.