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Momentum Builds in Sales of Single-Family Homes, according to the Greater San Diego Association of REALTORS®

SAN DIEGO (May 20, 2024) – Sales of single-family existing homes in San Diego County continued to rise in April, while attached home sales dipped. Data on the current resale market is compiled by the [Greater San Diego Association of REALTORS®](#) (SDAR) through the San Diego Multiple Listing Service (SDMLS).

The market for previously owned single-family (detached) homes in April grew by more than 5 percent compared to March, and nearly 6 percent over April of 2023. Attached properties (condominiums and townhomes), on the other hand, dipped slightly by 2 percent month-over-month, and were down about 1 percent from a year ago. For the year-to-date, home sales are up only about a percent; however, supply of homes on the market in San Diego County is up about 50 percent from last year.

The median price of detached homes in April increased by almost 5 percent over March, landing at \$1.1 million. That's a 16 percent increase over April 2023. Condos and townhomes hit a median price of \$685,000, about a 2 percent increase month-over-month, and a 6.6 percent rise from a year ago.

“Our Association is excited to see the increase of detached home sales in a year-over-year comparison to 2023,” SDAR President Spencer Lugash notes. “As always, we believe that the desire to live in San Diego County is high, and both the increase in home sales and the high sale prices of these homes are indicative of that demand. It is also worth noting the all-time San Diego County high median price of detached and attached homes. While these high prices might seem alarming, there are many benefits to purchasing a home now, including a potential smaller pool of home buyers, the opportunity to start accruing the benefits of generational wealth sooner, and the ability to re-finance your mortgage rate when rates decline. We want to continue to encourage potential buyers before making a purchase to consult with a local REALTOR® to make the most informed purchasing decision.”

In April, the zip codes in San Diego County with the most single-family home sales were:

- 92028 (Fallbrook) with 50
- 9064 (Poway) with 39
- 92009 (Carlsbad SE) and 92057 (Oceanside North), both with 32
- 92026 (Oceanside East) and 92021 (El Cajon), both with 30
- 29026 (Escondido North) and 92040 (Lakeside), both with 26

The most expensive single-family property sold last month in San Diego County was Foxhill Estate, one of San Diego's largest and most historic properties. Set on 30 acres in La Jolla, the gated property features a 17,000-square-foot home, an eight-car garage and a putting green. Built in 1959 by James Copley, former publisher of the San Diego Union-Tribune, the estate sold on April 30 for \$35 million.

SDAR's housing statistics are compiled monthly from the Multiple Listing Service (MLS). Click [here](#) for a detailed look at the numbers. The following is a summary of the latest results:

TOTAL SOLD LISTINGS Comparing April 2024 to March 2024 (month over month)

Single-Family: 5.2% percent INCREASE

April 2024 = 1,304

March 2024 = 1,240

Condos/Townhomes: 2.3 percent DECREASE

April 2024 = 719

March 2024 = 736

TOTAL SOLD LISTINGS Comparing April 2024 to April 2023 (year over year)

Single-Family: 5.8 percent INCREASE

April 2024 = 1,304

April 2023 = 1,233

Condos/Townhomes: 1.1 percent DECREASE

April 2024 = 719

April 2023 = 727

MEDIAN SALES PRICE Comparing April 2024 to March 2024 (month over month)

Single-Family: 4.8 percent INCREASE

April 2024 = \$1,100,000

March 2024 = \$1,050,000

Condos/Townhomes: 2.2 percent INCREASE

April 2024 = \$685,000

March 2024 = \$670,000

MEDIAN SALES PRICE Comparing April 2024 to April 2023 (year over year)

Single-Family: 15.8 percent INCREASE

April 2024 = \$1,100,000

April 2023 = \$950,000

Condos/Townhomes: 6.6 percent INCREASE

April 2024 = \$685,000

April 2023 = \$642,510

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The [Greater San Diego Association of REALTORS®](#) is the largest trade association in San Diego County and one of the largest local REALTOR® associations in California. We help our members, who adhere to a code of ethics and professional standards, sell more homes. We also help people realize the dream of home ownership, and we are dedicated to protecting private property rights. You can follow SDAR on [Facebook](#) and [Instagram](#).