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## Single-Family Sales Slow, Attached Sales Rise in August, according to the Greater San Diego Association of REALTORS®

**SAN DIEGO (September 12, 2024)** – Heading into the fall season, sales of single-family homes in San Diego County slowed in August, while attached property sales rose slightly. 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).

Resale purchases of single-family homes fell by 8 percent in August, compared to July. That’s in contrast to sales of condominiums and townhomes (attached properties) which rose 3-and-a-half percent from the previous month. The one-year change in closed sales for all properties amounts to a drop of just over 2 percent.

Median home sale prices have seen little movement in recent months. The median price of a single-family home in San Diego was \$1,055,000 in August, virtually unchanged from July. The median price of condos and townhomes in August was \$675,000, slightly lower than the prior month. For the 2024 year-to-date, home prices are still almost 8 percent higher than they were at this point in 2023.

“We believe that San Diego County’s recent market performance is primarily due to a combination of buyers awaiting a drop in interest rates and markets awaiting the outcome of the November Presidential election,” notes SDAR President Spencer Lugash. “Slower markets like this do provide a unique chance for prospective buyers to enter the market with less competitive offers and we advise any prospective homebuyers to consult with their local REALTOR® before engaging in the home buying process.”

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

- 92028 (Fallbrook) with 45
- 92064 (Poway) with 38
- 92071 (Santee) with 35
- 92057 (Oceanside North) with 33
- 92117 (Clairemont) with 32

The most expensive single-family property sold last month in San Diego County was La Jolla’s biggest-ever home purchase for \$35 million. The hilltop estate on Country Club Drive was previously owned by two former owners of the Union-Tribune. It lies on a 30-acre property and includes orchards,

gardens, a gym, eight-car garage, greenhouse, staff quarters, formal dining room, three-hole golf course, pool pavilion and the 23,000-square-foot Foxhill Estate with 10 bedrooms and 14 bathrooms.

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 August 2024 to July 2024 (month over month)**

**Single-Family: 8.0% DECREASE**

August 2024 = 1,327

July 2024 = 1,442

**Condos/Townhomes: 3.5% INCREASE**

August 2024 = 775

July 2024 = 749

**TOTAL SOLD LISTINGS Comparing August 2024 to August 2023 (year over year)**

**Single-Family: 2.9% DECREASE**

August 2024 = 1,327

August 2023 = 1,367

**Condos/Townhomes: 1.0% DECREASE**

August 2024 = 775

August 2023 = 783

**MEDIAN SALES PRICE Comparing August 2024 to July 2024 (month over month)**

**Single-Family: 0.5% INCREASE**

August 2024 = \$1,055,000

July 2024 = \$1,050,000

**Condos/Townhomes: 3.6% DECREASE**

August 2024 = \$675,000

July 2024 = \$700,000

**MEDIAN SALES PRICE Comparing August 2024 to August 2023 (year over year)**

**Single-Family: 3.9% INCREASE**

August 2024 = \$1,055,000

August 2023 = \$1,015,000

**Condos/Townhomes: 0.7% INCREASE**

August 2024 = \$675,000

August 2023 = \$670,000

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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](#).