

Local Market Update for February 2025

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

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College

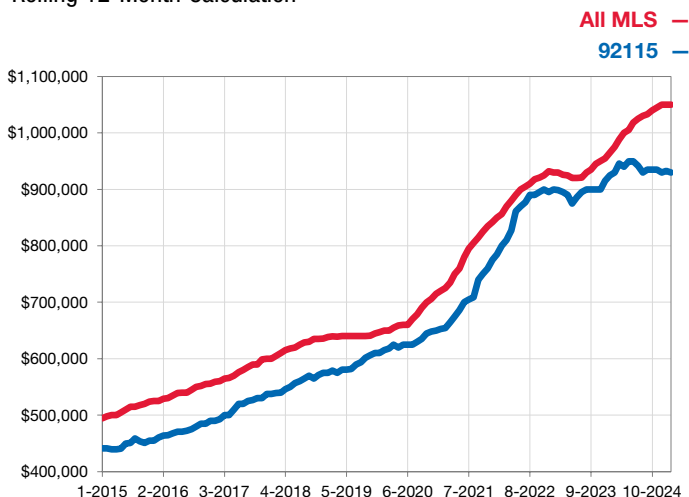
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	32	24	- 25.0%	58	50	- 13.8%
Pending Sales	24	19	- 20.8%	41	31	- 24.4%
Closed Sales	18	11	- 38.9%	29	22	- 24.1%
Median Sales Price*	\$1,100,500	\$950,000	- 13.7%	\$1,091,000	\$1,025,000	- 6.0%
Percent of Original List Price Received*	100.8%	100.6%	- 0.2%	100.1%	100.2%	+ 0.1%
Days on Market Until Sale	19	17	- 10.5%	21	16	- 23.8%
Inventory of Homes for Sale	30	31	+ 3.3%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	14	16	+ 14.3%	36	33	- 8.3%
Pending Sales	15	12	- 20.0%	30	19	- 36.7%
Closed Sales	15	4	- 73.3%	21	17	- 19.0%
Median Sales Price*	\$490,000	\$505,000	+ 3.1%	\$440,000	\$450,000	+ 2.3%
Percent of Original List Price Received*	101.0%	97.3%	- 3.7%	100.5%	99.0%	- 1.5%
Days on Market Until Sale	15	72	+ 380.0%	18	43	+ 138.9%
Inventory of Homes for Sale	12	31	+ 158.3%	--	--	--
Months Supply of Inventory	1.0	2.6	+ 160.0%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

