

Local Market Update for January 2025

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

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Golden Hill, South Park

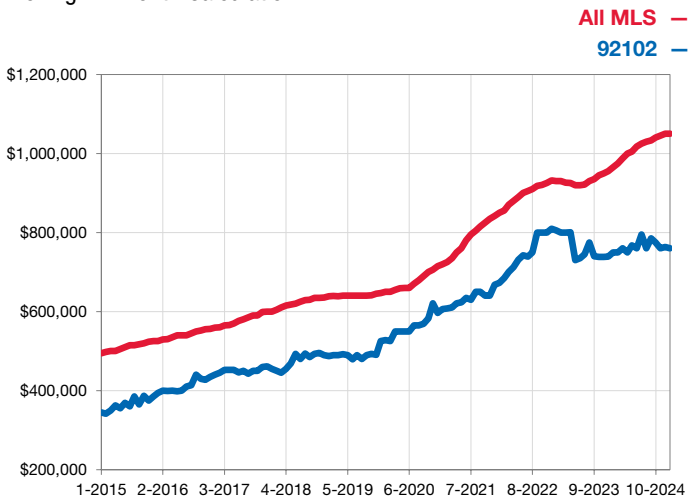
Single Family	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
Key Metrics						
New Listings	14	11	- 21.4%	14	11	- 21.4%
Pending Sales	7	8	+ 14.3%	7	8	+ 14.3%
Closed Sales	9	8	- 11.1%	9	8	- 11.1%
Median Sales Price*	\$755,000	\$714,000	- 5.4%	\$755,000	\$714,000	- 5.4%
Percent of Original List Price Received*	102.6%	95.4%	- 7.0%	102.6%	95.4%	- 7.0%
Days on Market Until Sale	24	54	+ 125.0%	24	54	+ 125.0%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--

* 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.

Townhouse-Condo	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
Key Metrics						
New Listings	3	8	+ 166.7%	3	8	+ 166.7%
Pending Sales	3	9	+ 200.0%	3	9	+ 200.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$451,500	\$565,000	+ 25.1%	\$451,500	\$565,000	+ 25.1%
Percent of Original List Price Received*	95.2%	99.1%	+ 4.1%	95.2%	99.1%	+ 4.1%
Days on Market Until Sale	55	38	- 30.9%	55	38	- 30.9%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

* 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

