

Local Market Update for January 2025

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

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College

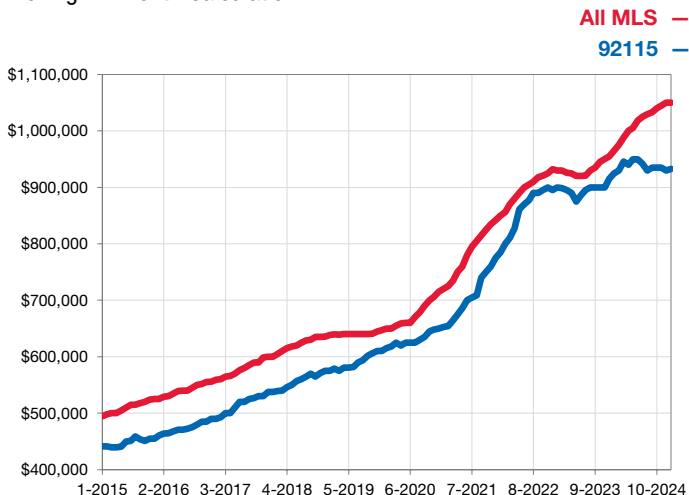
Single Family	January			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	26	24	- 7.7%	26	24	- 7.7%
Pending Sales	17	13	- 23.5%	17	13	- 23.5%
Closed Sales	11	11	0.0%	11	11	0.0%
Median Sales Price*	\$1,030,000	\$1,225,000	+ 18.9%	\$1,030,000	\$1,225,000	+ 18.9%
Percent of Original List Price Received*	99.0%	100.0%	+ 1.0%	99.0%	100.0%	+ 1.0%
Days on Market Until Sale	25	14	- 44.0%	25	14	- 44.0%
Inventory of Homes for Sale	24	27	+ 12.5%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--

* 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	January			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	22	18	- 18.2%	22	18	- 18.2%
Pending Sales	15	7	- 53.3%	15	7	- 53.3%
Closed Sales	6	12	+ 100.0%	6	12	+ 100.0%
Median Sales Price*	\$423,000	\$450,000	+ 6.4%	\$423,000	\$450,000	+ 6.4%
Percent of Original List Price Received*	99.2%	99.1%	- 0.1%	99.2%	99.1%	- 0.1%
Days on Market Until Sale	27	35	+ 29.6%	27	35	+ 29.6%
Inventory of Homes for Sale	17	30	+ 76.5%	--	--	--
Months Supply of Inventory	1.5	2.5	+ 66.7%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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

