

Local Market Update for January 2025

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

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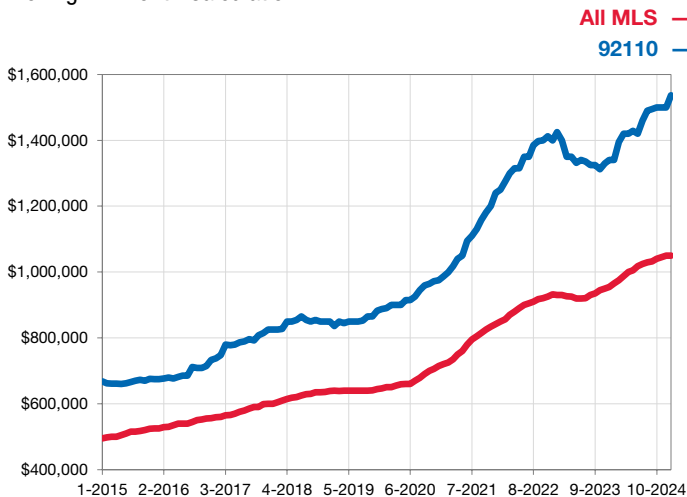
Single Family	January			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	6	19	+ 216.7%	6	19	+ 216.7%
Pending Sales	9	10	+ 11.1%	9	10	+ 11.1%
Closed Sales	8	3	- 62.5%	8	3	- 62.5%
Median Sales Price*	\$1,352,000	\$1,725,000	+ 27.6%	\$1,352,000	\$1,725,000	+ 27.6%
Percent of Original List Price Received*	97.7%	97.7%	0.0%	97.7%	97.7%	0.0%
Days on Market Until Sale	23	37	+ 60.9%	23	37	+ 60.9%
Inventory of Homes for Sale	4	19	+ 375.0%	--	--	--
Months Supply of Inventory	0.6	3.1	+ 416.7%	--	--	--

* 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	12	21	+ 75.0%	12	21	+ 75.0%
Pending Sales	11	17	+ 54.5%	11	17	+ 54.5%
Closed Sales	11	10	- 9.1%	11	10	- 9.1%
Median Sales Price*	\$640,000	\$718,500	+ 12.3%	\$640,000	\$718,500	+ 12.3%
Percent of Original List Price Received*	100.2%	99.4%	- 0.8%	100.2%	99.4%	- 0.8%
Days on Market Until Sale	23	32	+ 39.1%	23	32	+ 39.1%
Inventory of Homes for Sale	7	20	+ 185.7%	--	--	--
Months Supply of Inventory	0.7	1.9	+ 171.4%	--	--	--

* 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

