Local Market Update for March 2025

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

92101

Downtown

Single Family	March			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change	
New Listings	0	3		2	10	+ 400.0%	
Pending Sales	0	1		1	3	+ 200.0%	
Closed Sales	0	0		1	2	+ 100.0%	
Median Sales Price*	\$0	\$0		\$2,025,000	\$900,500	- 55.5%	
Percent of Original List Price Received*	0.0%	0.0%		101.5%	104.5%	+ 3.0%	
Days on Market Until Sale	0	0		89	9	- 89.9%	
Inventory of Homes for Sale	4	3	- 25.0%				
Months Supply of Inventory	4.0	3.0	- 25.0%				

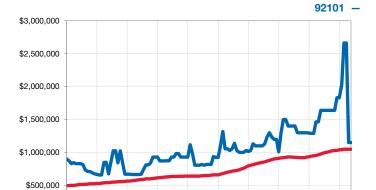
^{*} Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	March			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change	
New Listings	84	133	+ 58.3%	302	383	+ 26.8%	
Pending Sales	58	47	- 19.0%	162	135	- 16.7%	
Closed Sales	55	42	- 23.6%	149	115	- 22.8%	
Median Sales Price*	\$699,000	\$767,500	+ 9.8%	\$712,500	\$731,600	+ 2.7%	
Percent of Original List Price Received*	97.7%	96.6%	- 1.1%	97.4%	97.4%	0.0%	
Days on Market Until Sale	47	43	- 8.5%	42	44	+ 4.8%	
Inventory of Homes for Sale	202	292	+ 44.6%				
Months Supply of Inventory	4.2	6.1	+ 45.2%				

^{*} 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.

All MLS -

Median Sales Price – Single Family Rolling 12-Month Calculation



1-2015 2-2016 3-2017 4-2018 5-2019 6-2020 7-2021 8-2022 9-2023 10-2024

Median Sales Price – Townhouse-Condo

