

Local Market Update for April 2025

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

92101

Downtown

Detached	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	4	10	+ 150.0%
Pending Sales	1	0	- 100.0%	2	4	+ 100.0%
Closed Sales	0	2	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$1,542,500	--	\$2,025,000	\$1,218,000	- 39.9%
Percent of Original List Price Received*	0.0%	96.9%	--	101.5%	100.7%	- 0.8%
Days on Market Until Sale	0	41	--	89	25	- 71.9%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	4.0	1.7	- 57.5%	--	--	--

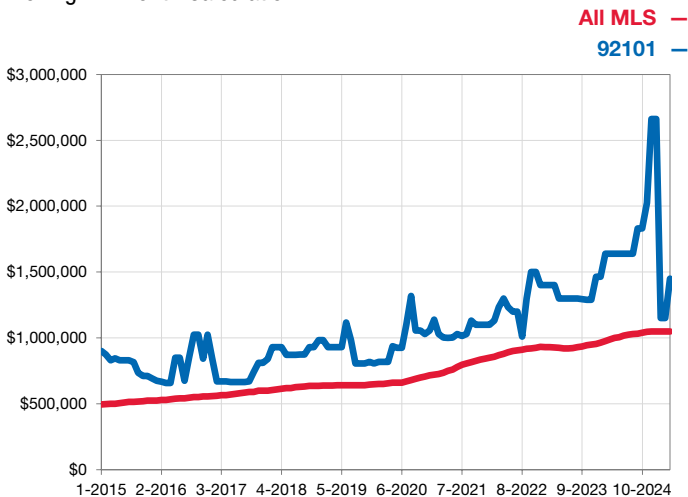
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
Key Metrics						
New Listings	121	117	- 3.3%	423	503	+ 18.9%
Pending Sales	54	44	- 18.5%	216	173	- 19.9%
Closed Sales	51	45	- 11.8%	200	161	- 19.5%
Median Sales Price*	\$660,000	\$750,000	+ 13.6%	\$707,000	\$739,000	+ 4.5%
Percent of Original List Price Received*	98.5%	98.6%	+ 0.1%	97.7%	97.8%	+ 0.1%
Days on Market Until Sale	37	40	+ 8.1%	41	43	+ 4.9%
Inventory of Homes for Sale	232	314	+ 35.3%	--	--	--
Months Supply of Inventory	4.8	6.8	+ 41.7%	--	--	--

* 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

