

# Local Market Update for April 2025

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

## 92115

### College

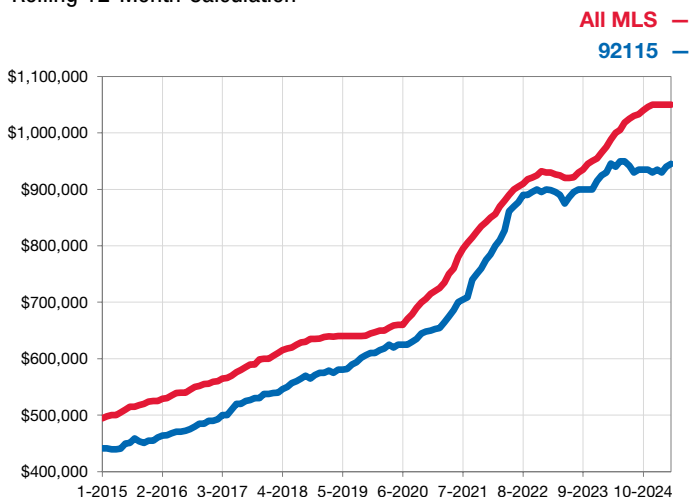
Detached	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
<b>Key Metrics</b>						
New Listings	27	36	+ 33.3%	117	114	- 2.6%
Pending Sales	24	20	- 16.7%	86	70	- 18.6%
Closed Sales	25	23	- 8.0%	80	64	- 20.0%
Median Sales Price*	\$940,000	\$1,000,000	+ 6.4%	\$945,000	\$1,050,000	+ 11.1%
Percent of Original List Price Received*	99.9%	96.7%	- 3.2%	100.0%	98.2%	- 1.8%
Days on Market Until Sale	31	23	- 25.8%	23	29	+ 26.1%
Inventory of Homes for Sale	30	37	+ 23.3%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	13	22	+ 69.2%	76	73	- 3.9%
Pending Sales	17	6	- 64.7%	58	38	- 34.5%
Closed Sales	14	11	- 21.4%	47	40	- 14.9%
Median Sales Price*	\$485,500	\$400,000	- 17.6%	\$475,000	\$450,000	- 5.3%
Percent of Original List Price Received*	101.8%	98.6%	- 3.1%	100.9%	98.6%	- 2.3%
Days on Market Until Sale	14	25	+ 78.6%	17	35	+ 105.9%
Inventory of Homes for Sale	20	40	+ 100.0%	--	--	--
Months Supply of Inventory	1.6	3.6	+ 125.0%	--	--	--

\* 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

