Local Market Update for May 2025

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

92105

City Heights

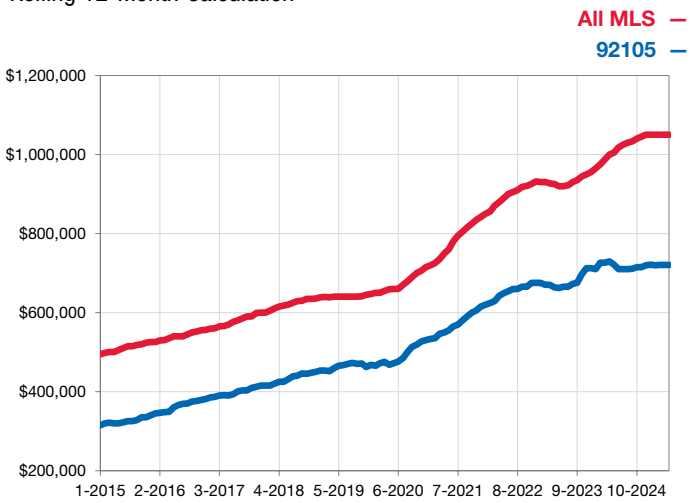
Detached	May			Year to Date		
Key Metrics	**2024**	**2025**	Percent Change	**Thru 5-2024**	**Thru 5-2025**	Percent Change
New Listings	18	**23**	+ 27.8%	89	**97**	+ 9.0%
Pending Sales	16	**15**	- 6.3%	66	**49**	- 25.8%
Closed Sales	15	**15**	0.0%	62	**48**	- 22.6%
Median Sales Price*	$700,000	**$680,000**	- 2.9%	$718,000	**$739,500**	+ 3.0%
Percent of Original List Price Received*	100.5%	**99.9%**	- 0.6%	100.8%	**100.2%**	- 0.6%
Days on Market Until Sale	22	**25**	+ 13.6%	25	**23**	- 8.0%
Inventory of Homes for Sale	20	**24**	+ 20.0%	--	**--**	--
Months Supply of Inventory	1.7	**2.1**	+ 23.5%	--	**--**	--

* 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.

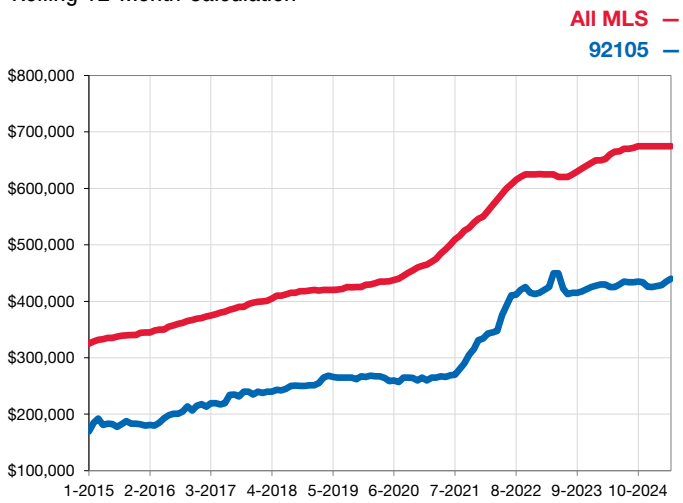
Attached	May			Year to Date		
Key Metrics	**2024**	**2025**	Percent Change	**Thru 5-2024**	**Thru 5-2025**	Percent Change
New Listings	12	**17**	+ 41.7%	56	**61**	+ 8.9%
Pending Sales	7	**5**	- 28.6%	35	**35**	0.0%
Closed Sales	9	**5**	- 44.4%	33	**28**	- 15.2%
Median Sales Price*	$425,000	**$440,000**	+ 3.5%	$433,000	**$462,500**	+ 6.8%
Percent of Original List Price Received*	99.1%	**96.2%**	- 2.9%	100.4%	**98.9%**	- 1.5%
Days on Market Until Sale	27	**35**	+ 29.6%	25	**42**	+ 68.0%
Inventory of Homes for Sale	20	**28**	+ 40.0%	--	**--**	--
Months Supply of Inventory	3.1	**4.5**	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Current as of June 5, 2025. All data from the San Diego MLS. Report © 2025 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.