

Local Market Update for May 2025

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

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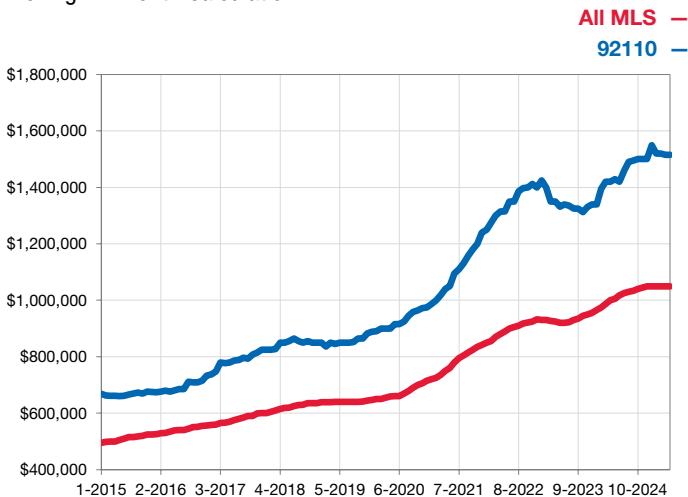
Detached	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
Key Metrics						
New Listings	11	16	+ 45.5%	51	91	+ 78.4%
Pending Sales	4	8	+ 100.0%	34	42	+ 23.5%
Closed Sales	6	8	+ 33.3%	33	37	+ 12.1%
Median Sales Price*	\$1,320,000	\$1,316,250	- 0.3%	\$1,490,000	\$1,400,000	- 6.0%
Percent of Original List Price Received*	104.1%	99.9%	- 4.0%	99.6%	100.1%	+ 0.5%
Days on Market Until Sale	82	13	- 84.1%	34	22	- 35.3%
Inventory of Homes for Sale	13	29	+ 123.1%	--	--	--
Months Supply of Inventory	2.0	4.3	+ 115.0%	--	--	--

* 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.

Attached	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
Key Metrics						
New Listings	19	15	- 21.1%	62	93	+ 50.0%
Pending Sales	6	15	+ 150.0%	44	54	+ 22.7%
Closed Sales	8	12	+ 50.0%	48	49	+ 2.1%
Median Sales Price*	\$642,000	\$666,000	+ 3.7%	\$618,500	\$690,000	+ 11.6%
Percent of Original List Price Received*	102.4%	98.4%	- 3.9%	100.8%	98.8%	- 2.0%
Days on Market Until Sale	13	18	+ 38.5%	21	25	+ 19.0%
Inventory of Homes for Sale	19	32	+ 68.4%	--	--	--
Months Supply of Inventory	2.1	2.9	+ 38.1%	--	--	--

* 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

