

# Local Market Update for June 2025

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

## 92115

### College

#### Detached

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	26	47	+ 80.8%	188	206	+ 9.6%
Pending Sales	18	19	+ 5.6%	123	118	- 4.1%
Closed Sales	16	21	+ 31.3%	118	110	- 6.8%
Median Sales Price*	\$1,009,000	\$899,000	- 10.9%	\$983,250	\$997,500	+ 1.4%
Percent of Original List Price Received*	100.6%	97.1%	- 3.5%	100.5%	97.8%	- 2.7%
Days on Market Until Sale	16	22	+ 37.5%	20	25	+ 25.0%
Inventory of Homes for Sale	45	55	+ 22.2%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

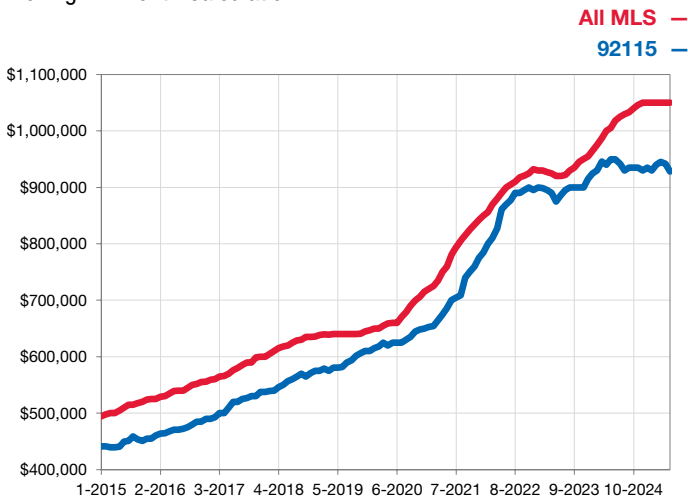
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

#### Attached

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	13	23	+ 76.9%	107	134	+ 25.2%
Pending Sales	7	15	+ 114.3%	76	63	- 17.1%
Closed Sales	9	11	+ 22.2%	75	60	- 20.0%
Median Sales Price*	\$450,000	\$485,000	+ 7.8%	\$475,000	\$450,000	- 5.3%
Percent of Original List Price Received*	102.2%	99.7%	- 2.4%	100.8%	98.8%	- 2.0%
Days on Market Until Sale	12	27	+ 125.0%	20	37	+ 85.0%
Inventory of Homes for Sale	22	55	+ 150.0%	--	--	--
Months Supply of Inventory	1.9	4.7	+ 147.4%	--	--	--

\* 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

