

Local Market Update for August 2025

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

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Detached	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
Key Metrics						
New Listings	13	13	0.0%	84	130	+ 54.8%
Pending Sales	8	10	+ 25.0%	57	74	+ 29.8%
Closed Sales	9	7	- 22.2%	56	67	+ 19.6%
Median Sales Price*	\$1,500,000	\$1,765,000	+ 17.7%	\$1,520,000	\$1,540,000	+ 1.3%
Percent of Original List Price Received*	99.4%	87.1%	- 12.4%	99.5%	97.1%	- 2.4%
Days on Market Until Sale	14	76	+ 442.9%	27	36	+ 33.3%
Inventory of Homes for Sale	10	21	+ 110.0%	--	--	--
Months Supply of Inventory	1.6	2.8	+ 75.0%	--	--	--

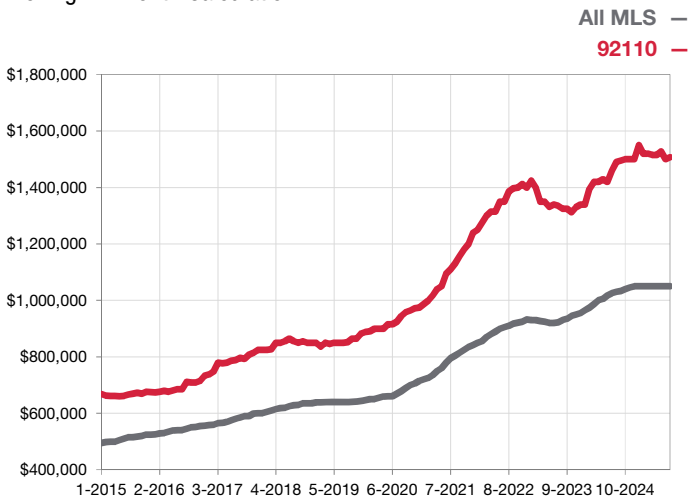
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
Key Metrics						
New Listings	21	27	+ 28.6%	117	179	+ 53.0%
Pending Sales	16	18	+ 12.5%	86	101	+ 17.4%
Closed Sales	15	17	+ 13.3%	81	92	+ 13.6%
Median Sales Price*	\$635,000	\$520,000	- 18.1%	\$630,000	\$648,500	+ 2.9%
Percent of Original List Price Received*	95.8%	95.9%	+ 0.1%	99.6%	97.5%	- 2.1%
Days on Market Until Sale	33	33	0.0%	23	35	+ 52.2%
Inventory of Homes for Sale	23	52	+ 126.1%	--	--	--
Months Supply of Inventory	2.3	4.6	+ 100.0%	--	--	--

* 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

