

Local Market Update for August 2025

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

92101

Downtown

Detached	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
Key Metrics						
New Listings	0	0	--	6	19	+ 216.7%
Pending Sales	1	0	- 100.0%	4	6	+ 50.0%
Closed Sales	1	1	0.0%	2	6	+ 200.0%
Median Sales Price*	\$1,150,000	\$915,000	- 20.4%	\$1,587,500	\$1,043,000	- 34.3%
Percent of Original List Price Received*	90.6%	92.0%	+ 1.5%	96.0%	97.7%	+ 1.8%
Days on Market Until Sale	33	42	+ 27.3%	61	34	- 44.3%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	2.0	4.2	+ 110.0%	--	--	--

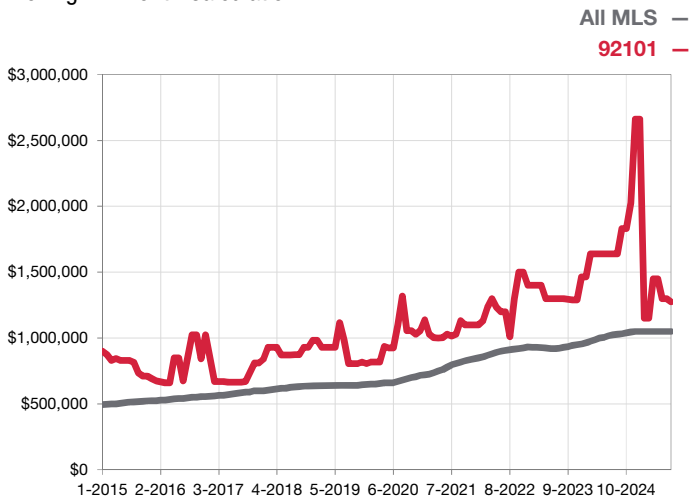
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
Key Metrics						
New Listings	114	90	- 21.1%	913	952	+ 4.3%
Pending Sales	45	49	+ 8.9%	422	363	- 14.0%
Closed Sales	54	41	- 24.1%	418	343	- 17.9%
Median Sales Price*	\$697,000	\$705,000	+ 1.1%	\$725,000	\$725,000	0.0%
Percent of Original List Price Received*	95.9%	95.9%	0.0%	97.3%	96.6%	- 0.7%
Days on Market Until Sale	46	43	- 6.5%	41	44	+ 7.3%
Inventory of Homes for Sale	280	271	- 3.2%	--	--	--
Months Supply of Inventory	5.8	6.0	+ 3.4%	--	--	--

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Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

