

Local Market Update for August 2025

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

92115

College

Detached

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	33	33	0.0%	265	281	+ 6.0%
Pending Sales	20	20	0.0%	164	169	+ 3.0%
Closed Sales	24	28	+ 16.7%	159	157	- 1.3%
Median Sales Price*	\$855,000	\$939,750	+ 9.9%	\$940,000	\$987,500	+ 5.1%
Percent of Original List Price Received*	98.7%	98.8%	+ 0.1%	99.7%	98.2%	- 1.5%
Days on Market Until Sale	32	28	- 12.5%	23	27	+ 17.4%
Inventory of Homes for Sale	48	50	+ 4.2%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--

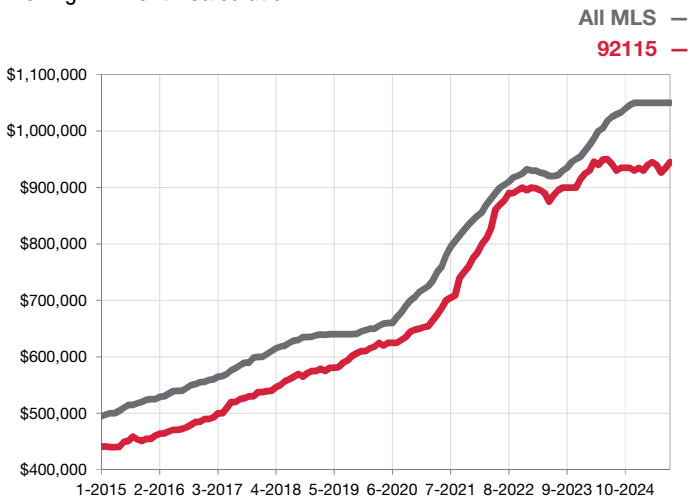
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	22	26	+ 18.2%	148	192	+ 29.7%
Pending Sales	12	17	+ 41.7%	100	88	- 12.0%
Closed Sales	15	13	- 13.3%	95	84	- 11.6%
Median Sales Price*	\$465,000	\$515,000	+ 10.8%	\$484,365	\$451,500	- 6.8%
Percent of Original List Price Received*	98.7%	96.7%	- 2.0%	100.4%	98.4%	- 2.0%
Days on Market Until Sale	42	49	+ 16.7%	24	39	+ 62.5%
Inventory of Homes for Sale	29	57	+ 96.6%	--	--	--
Months Supply of Inventory	2.5	4.9	+ 96.0%	--	--	--

* 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

