

# Local Market Update for October 2025

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

## 92115

College

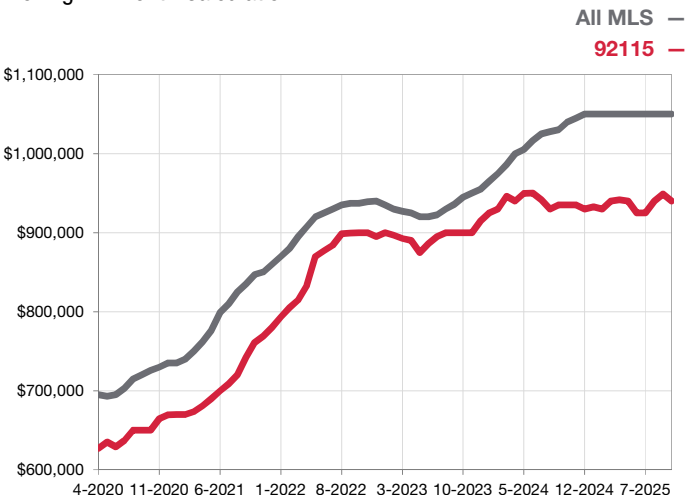
Detached	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
<b>Key Metrics</b>						
New Listings	29	29	0.0%	296	346	+ 16.9%
Pending Sales	30	23	- 23.3%	208	209	+ 0.5%
Closed Sales	24	20	- 16.7%	202	197	- 2.5%
Median Sales Price*	\$898,965	\$845,000	- 6.0%	\$932,500	\$949,500	+ 1.8%
Percent of Original List Price Received*	98.2%	98.1%	- 0.1%	99.4%	98.1%	- 1.3%
Days on Market Until Sale	35	28	- 20.0%	25	29	+ 16.0%
Inventory of Homes for Sale	37	40	+ 8.1%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--

\* 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	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
<b>Key Metrics</b>						
New Listings	23	25	+ 8.7%	176	250	+ 42.0%
Pending Sales	15	18	+ 20.0%	132	124	- 6.1%
Closed Sales	19	13	- 31.6%	127	116	- 8.7%
Median Sales Price*	\$485,000	\$515,000	+ 6.2%	\$485,000	\$450,000	- 7.2%
Percent of Original List Price Received*	99.1%	97.3%	- 1.8%	100.2%	98.1%	- 2.1%
Days on Market Until Sale	30	47	+ 56.7%	25	41	+ 64.0%
Inventory of Homes for Sale	32	43	+ 34.4%	--	--	--
Months Supply of Inventory	2.6	3.6	+ 38.5%	--	--	--

\* 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

