

# Local Market Update for February 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92101 - San Diego Downtown

Metro San Diego County

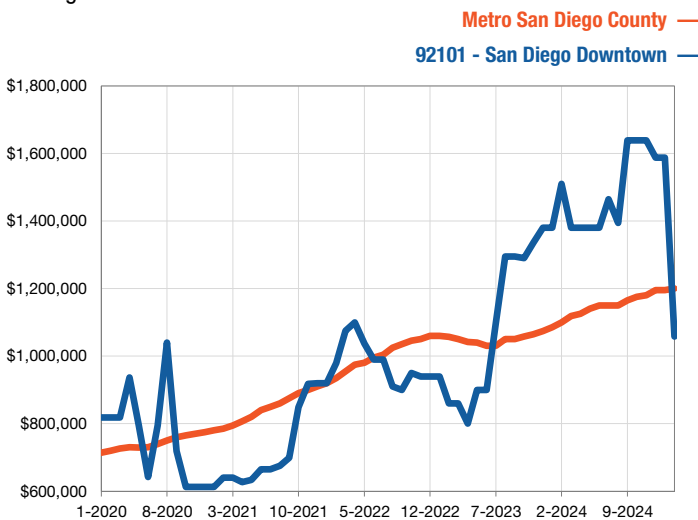
Detached Single-Family	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
<b>Key Metrics</b>						
New Listings	2	2	0.0%	18	20	+ 11.1%
Pending Sales	1	0	- 100.0%	5	5	0.0%
Closed Sales	1	1	0.0%	4	6	+ 50.0%
Days on Market Until Sale	89	11	- 87.6%	32	63	+ 96.9%
Median Sales Price*	\$2,025,000	<b>\$815,000</b>	- 59.8%	\$1,509,350	<b>\$1,057,500</b>	- 29.9%
Average Sales Price*	\$2,025,000	<b>\$815,000</b>	- 59.8%	\$1,583,425	<b>\$1,745,333</b>	+ 10.2%
Percent of Original List Price Received*	101.5%	<b>101.9%</b>	+ 0.4%	94.6%	<b>86.5%</b>	- 8.6%
Percent of List Price Received*	101.5%	<b>101.9%</b>	+ 0.4%	97.7%	<b>92.5%</b>	- 5.3%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	6.0	4.0	- 33.3%	--	--	--

\* 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 Single-Family	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
<b>Key Metrics</b>						
New Listings	115	118	+ 2.6%	1,022	1,259	+ 23.2%
Pending Sales	47	41	- 12.8%	574	591	+ 3.0%
Closed Sales	47	40	- 14.9%	582	588	+ 1.0%
Days on Market Until Sale	35	39	+ 11.4%	28	39	+ 39.3%
Median Sales Price*	\$729,000	<b>\$811,500</b>	+ 11.3%	\$750,000	<b>\$725,000</b>	- 3.3%
Average Sales Price*	\$900,857	<b>\$1,096,321</b>	+ 21.7%	\$898,812	<b>\$901,182</b>	+ 0.3%
Percent of Original List Price Received*	97.8%	<b>98.1%</b>	+ 0.3%	98.0%	<b>97.2%</b>	- 0.8%
Percent of List Price Received*	99.0%	<b>98.8%</b>	- 0.2%	98.9%	<b>98.4%</b>	- 0.5%
Inventory of Homes for Sale	223	244	+ 9.4%	--	--	--
Months Supply of Inventory	4.7	5.0	+ 6.4%	--	--	--

\* 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 – Detached Single-Family  
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family  
Rolling 12-Month Calculation

