## **Local Market Update for September 2025**

Provided by the North San Diego County REALTORS®.



## 92101 - San Diego Downtown

Metro San Diego County

Detached Single-Family	September			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	2	15	+ 650.0%	20	41	+ 105.0%	
Pending Sales	0	2		6	9	+ 50.0%	
Closed Sales	1	0	- 100.0%	5	8	+ 60.0%	
Days on Market Until Sale	117	0	- 100.0%	53	49	- 7.5%	
Median Sales Price*	\$3,300,000	\$0	- 100.0%	\$1,638,700	\$1,043,000	- 36.4%	
Average Sales Price*	\$3,300,000	\$0	- 100.0%	\$1,731,140	\$1,445,750	- 16.5%	
Percent of Original List Price Received*	60.1%	0.0%	- 100.0%	91.5%	93.0%	+ 1.6%	
Percent of List Price Received*	67.6%	0.0%	- 100.0%	93.0%	96.9%	+ 4.2%	
Inventory of Homes for Sale	9	20	+ 122.2%				
Months Supply of Inventory	9.0	15.6	+ 73.3%				

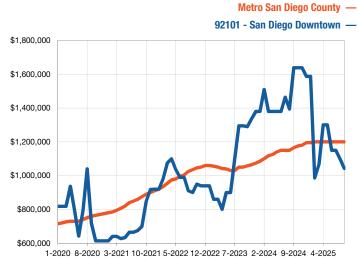
<sup>\*</sup> Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	September			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	111	105	- 5.4%	1,232	1,282	+ 4.1%	
Pending Sales	54	50	- 7.4%	582	554	- 4.8%	
Closed Sales	44	45	+ 2.3%	584	547	- 6.3%	
Days on Market Until Sale	30	52	+ 73.3%	34	45	+ 32.4%	
Median Sales Price*	\$589,500	\$689,550	+ 17.0%	\$724,900	\$725,000	+ 0.0%	
Average Sales Price*	\$753,523	\$910,716	+ 20.9%	\$883,780	\$899,939	+ 1.8%	
Percent of Original List Price Received*	97.3%	96.1%	- 1.2%	97.3%	96.5%	- 0.8%	
Percent of List Price Received*	98.1%	98.5%	+ 0.4%	98.6%	98.2%	- 0.4%	
Inventory of Homes for Sale	301	255	- 15.3%				
Months Supply of Inventory	6.2	5.5	- 11.3%				

<sup>\*</sup> 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

