

Local Market Update for December 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92101 - San Diego Downtown

Metro San Diego County

Detached Single-Family

Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	1	7	+ 600.0%	16	86	+ 437.5%
Pending Sales	0	2	--	6	20	+ 233.3%
Closed Sales	0	5	--	6	20	+ 233.3%
Days on Market Until Sale	0	19	--	76	28	- 63.2%
Median Sales Price*	\$0	\$753,247	--	\$1,587,500	\$950,500	- 40.1%
Average Sales Price*	\$0	\$796,849	--	\$1,947,000	\$1,009,562	- 48.1%
Percent of Original List Price Received*	0.0%	98.9%	--	86.4%	97.0%	+ 12.3%
Percent of List Price Received*	0.0%	99.3%	--	92.4%	97.9%	+ 6.0%
Inventory of Homes for Sale	5	42	+ 740.0%	--	--	--
Months Supply of Inventory	5.0	18.9	+ 278.0%	--	--	--

* 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.

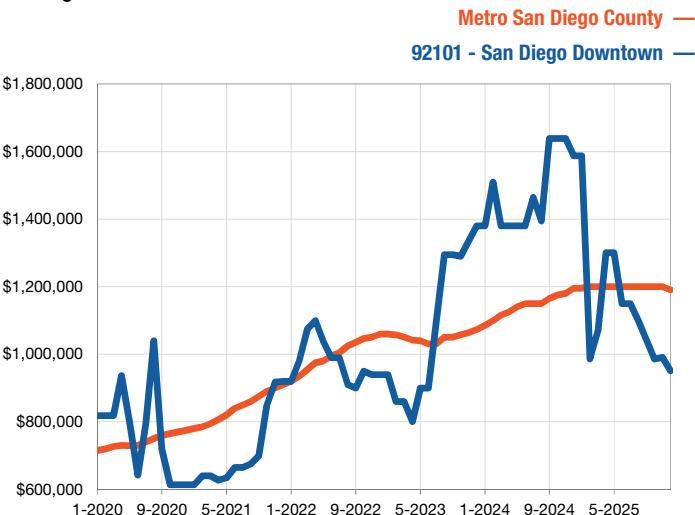
Attached Single-Family

Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	60	35	- 41.7%	1,237	1,250	+ 1.1%
Pending Sales	40	15	- 62.5%	605	513	- 15.2%
Closed Sales	44	28	- 36.4%	607	526	- 13.3%
Days on Market Until Sale	56	46	- 17.9%	39	46	+ 17.9%
Median Sales Price*	\$790,000	\$772,500	- 2.2%	\$724,900	\$725,000	+ 0.0%
Average Sales Price*	\$962,945	\$969,371	+ 0.7%	\$883,902	\$885,823	+ 0.2%
Percent of Original List Price Received*	96.3%	95.6%	- 0.7%	97.1%	96.2%	- 0.9%
Percent of List Price Received*	98.2%	98.2%	0.0%	98.5%	98.1%	- 0.4%
Inventory of Homes for Sale	198	159	- 19.7%	--	--	--
Months Supply of Inventory	3.9	3.7	- 5.1%	--	--	--

* 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

