

Local Market Update for November 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92101 - San Diego Downtown

Metro San Diego County

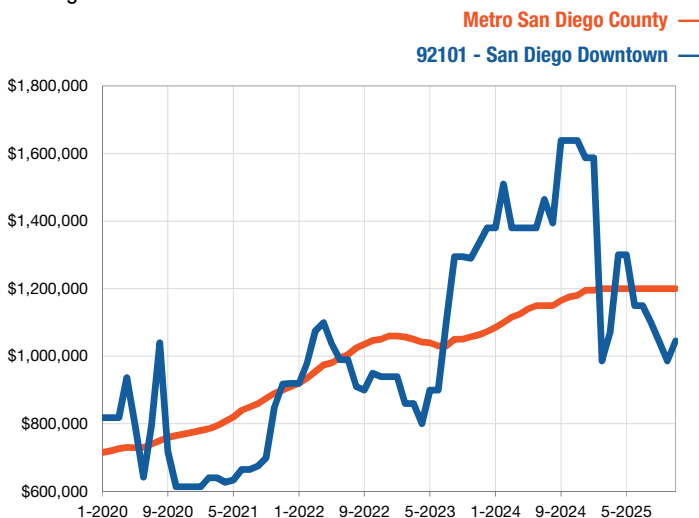
Detached Single-Family	November			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	0	12	--	16	79	+ 393.8%
Pending Sales	1	6	+ 500.0%	6	19	+ 216.7%
Closed Sales	2	5	+ 150.0%	7	14	+ 100.0%
Days on Market Until Sale	106	56	- 47.2%	68	33	- 51.5%
Median Sales Price*	\$2,332,500	\$1,360,000	- 41.7%	\$1,638,700	\$1,045,500	- 36.2%
Average Sales Price*	\$2,332,500	\$1,178,200	- 49.5%	\$1,902,957	\$1,097,714	- 42.3%
Percent of Original List Price Received*	78.8%	93.0%	+ 18.0%	87.9%	96.2%	+ 9.4%
Percent of List Price Received*	93.0%	96.0%	+ 3.2%	93.0%	97.4%	+ 4.7%
Inventory of Homes for Sale	5	38	+ 660.0%	--	--	--
Months Supply of Inventory	5.0	16.0	+ 220.0%	--	--	--

* 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	November			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	68	62	- 8.8%	1,222	1,272	+ 4.1%
Pending Sales	36	31	- 13.9%	592	540	- 8.8%
Closed Sales	38	34	- 10.5%	595	539	- 9.4%
Days on Market Until Sale	48	61	+ 27.1%	37	47	+ 27.0%
Median Sales Price*	\$717,500	\$732,000	+ 2.0%	\$720,000	\$725,000	+ 0.7%
Average Sales Price*	\$890,339	\$856,384	- 3.8%	\$881,135	\$890,165	+ 1.0%
Percent of Original List Price Received*	96.2%	94.3%	- 2.0%	97.2%	96.3%	- 0.9%
Percent of List Price Received*	98.1%	96.3%	- 1.8%	98.5%	98.1%	- 0.4%
Inventory of Homes for Sale	253	212	- 16.2%	--	--	--
Months Supply of Inventory	5.1	4.7	- 7.8%	--	--	--

* 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

