

# Local Market Update for August 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92101 - San Diego Downtown

Metro San Diego County

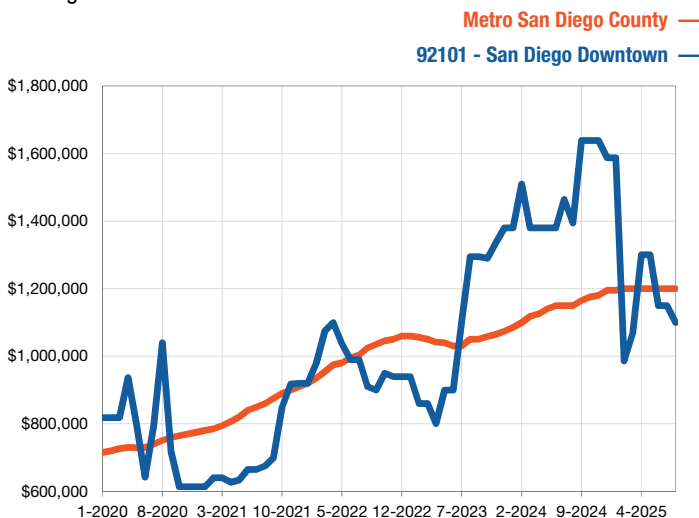
| Detached Single-Family                   | August      |           |                | Rolling 12 Months |             |                |
|--|-------------|-----------|----------------|-------------------|-------------|----------------|
|  | 2024        | 2025      | Percent Change | Thru 8-2024       | Thru 8-2025 | Percent Change |
| New Listings                             | 0           | 4         | --             | 19                | 28          | + 47.4%        |
| Pending Sales                            | 1           | 0         | - 100.0%       | 6                 | 7           | + 16.7%        |
| Closed Sales                             | 1           | 1         | 0.0%           | 4                 | 9           | + 125.0%       |
| Days on Market Until Sale                | 32          | 39        | + 21.9%        | 38                | 57          | + 50.0%        |
| Median Sales Price*                      | \$1,150,000 | \$915,000 | - 20.4%        | \$1,394,350       | \$1,100,000 | - 21.1%        |
| Average Sales Price*                     | \$1,150,000 | \$915,000 | - 20.4%        | \$1,338,925       | \$1,651,778 | + 23.4%        |
| Percent of Original List Price Received* | 90.6%       | 92.0%     | + 1.5%         | 99.3%             | 89.3%       | - 10.1%        |
| Percent of List Price Received*          | 90.6%       | 92.0%     | + 1.5%         | 99.3%             | 93.6%       | - 5.7%         |
| Inventory of Homes for Sale              | 7           | 10        | + 42.9%        | --                | --          | --             |
| Months Supply of Inventory               | 7.0         | 8.6       | + 22.9%        | --                | --          | --             |

\* 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                   | August    |           |                | Rolling 12 Months |             |                |
|--|-----------|-----------|----------------|-------------------|-------------|----------------|
|  | 2024      | 2025      | Percent Change | Thru 8-2024       | Thru 8-2025 | Percent Change |
| New Listings                             | 117       | 90        | - 23.1%        | 1,214             | 1,286       | + 5.9%         |
| Pending Sales                            | 47        | 53        | + 12.8%        | 580               | 561         | - 3.3%         |
| Closed Sales                             | 56        | 44        | - 21.4%        | 586               | 546         | - 6.8%         |
| Days on Market Until Sale                | 40        | 42        | + 5.0%         | 35                | 43          | + 22.9%        |
| Median Sales Price*                      | \$697,000 | \$670,000 | - 3.9%         | \$729,000         | \$722,500   | - 0.9%         |
| Average Sales Price*                     | \$915,656 | \$814,145 | - 11.1%        | \$906,097         | \$887,441   | - 2.1%         |
| Percent of Original List Price Received* | 95.9%     | 95.9%     | 0.0%           | 97.4%             | 96.6%       | - 0.8%         |
| Percent of List Price Received*          | 97.8%     | 97.8%     | 0.0%           | 98.6%             | 98.2%       | - 0.4%         |
| Inventory of Homes for Sale              | 304       | 264       | - 13.2%        | --                | --          | --             |
| Months Supply of Inventory               | 6.3       | 5.6       | - 11.1%        | --                | --          | --             |

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



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

