

Local Market Update for May 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92101 - San Diego Downtown

Metro San Diego County

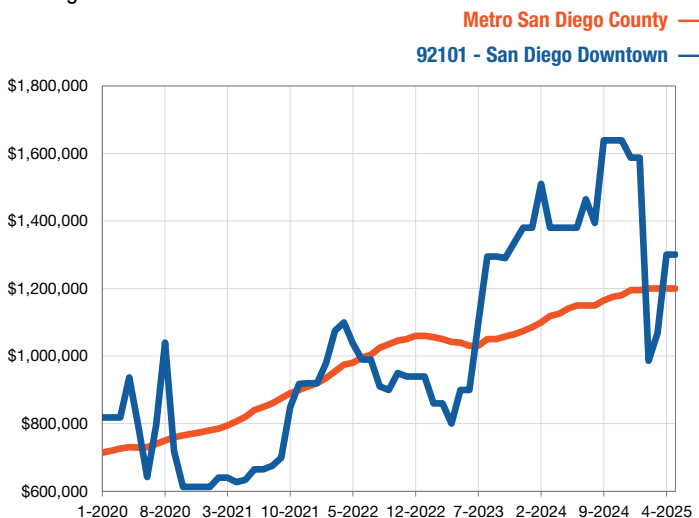
Detached Single-Family	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	4	3	- 25.0%	22	20	- 9.1%
Pending Sales	0	1	--	6	8	+ 33.3%
Closed Sales	0	0	--	5	8	+ 60.0%
Days on Market Until Sale	0	0	--	27	56	+ 107.4%
Median Sales Price*	\$0	\$0	--	\$1,380,000	\$1,300,000	- 5.8%
Average Sales Price*	\$0	\$0	--	\$1,375,140	\$1,750,125	+ 27.3%
Percent of Original List Price Received*	0.0%	0.0%	--	97.4%	88.9%	- 8.7%
Percent of List Price Received*	0.0%	0.0%	--	100.0%	93.7%	- 6.3%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	8.0	4.4	- 45.0%	--	--	--

* 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	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	134	122	- 9.0%	1,126	1,313	+ 16.6%
Pending Sales	62	50	- 19.4%	590	562	- 4.7%
Closed Sales	57	44	- 22.8%	580	565	- 2.6%
Days on Market Until Sale	34	41	+ 20.6%	31	41	+ 32.3%
Median Sales Price*	\$795,000	\$802,500	+ 0.9%	\$735,000	\$730,000	- 0.7%
Average Sales Price*	\$984,300	\$957,564	- 2.7%	\$899,969	\$909,250	+ 1.0%
Percent of Original List Price Received*	97.5%	96.0%	- 1.5%	97.8%	97.0%	- 0.8%
Percent of List Price Received*	98.5%	97.7%	- 0.8%	98.9%	98.3%	- 0.6%
Inventory of Homes for Sale	267	297	+ 11.2%	--	--	--
Months Supply of Inventory	5.4	6.3	+ 16.7%	--	--	--

* 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

