

Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92121 - Sorrento Valley

Metro San Diego County

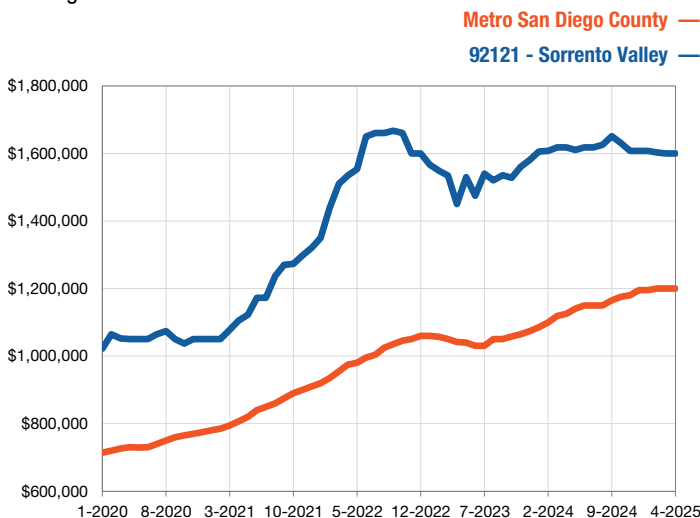
Detached Single-Family	April			Rolling 12 Months		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	2	3	+ 50.0%	14	15	+ 7.1%
Pending Sales	0	2	--	14	11	- 21.4%
Closed Sales	1	1	0.0%	16	9	- 43.8%
Days on Market Until Sale	8	11	+ 37.5%	14	32	+ 128.6%
Median Sales Price*	\$1,605,000	\$2,355,000	+ 46.7%	\$1,617,500	\$1,600,000	- 1.1%
Average Sales Price*	\$1,605,000	\$2,355,000	+ 46.7%	\$1,646,750	\$1,720,556	+ 4.5%
Percent of Original List Price Received*	100.4%	99.2%	- 1.2%	99.5%	97.2%	- 2.3%
Percent of List Price Received*	100.4%	99.2%	- 1.2%	100.4%	98.5%	- 1.9%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--

* 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	April			Rolling 12 Months		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	1	3	+ 200.0%	21	47	+ 123.8%
Pending Sales	2	0	- 100.0%	16	25	+ 56.3%
Closed Sales	3	4	+ 33.3%	15	26	+ 73.3%
Days on Market Until Sale	15	26	+ 73.3%	20	25	+ 25.0%
Median Sales Price*	\$880,000	\$821,250	- 6.7%	\$850,000	\$868,050	+ 2.1%
Average Sales Price*	\$890,000	\$866,875	- 2.6%	\$850,267	\$893,961	+ 5.1%
Percent of Original List Price Received*	101.8%	97.7%	- 4.0%	101.0%	96.9%	- 4.1%
Percent of List Price Received*	100.8%	98.9%	- 1.9%	100.6%	98.1%	- 2.5%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--

* 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

