

Local Market Update for August 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92121 - Sorrento Valley

Metro San Diego County

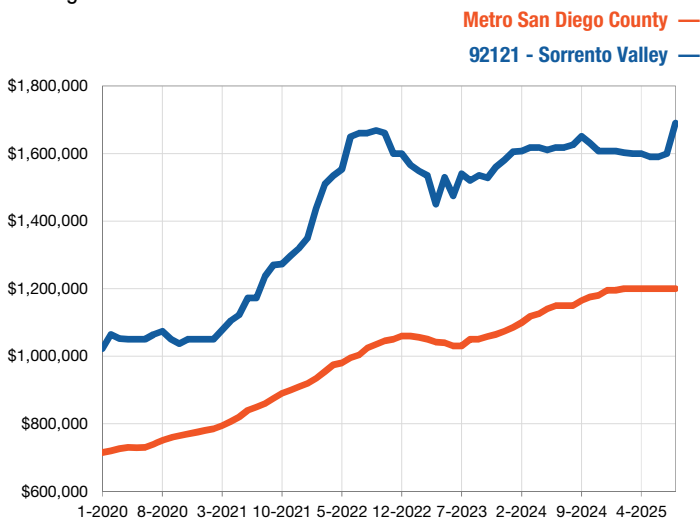
Detached Single-Family	August			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	0	1	--	12	18	+ 50.0%
Pending Sales	0	3	--	9	13	+ 44.4%
Closed Sales	0	3	--	11	12	+ 9.1%
Days on Market Until Sale	0	24	--	8	33	+ 312.5%
Median Sales Price*	\$0	\$1,735,000	--	\$1,625,000	\$1,690,000	+ 4.0%
Average Sales Price*	\$0	\$1,749,167	--	\$1,668,000	\$1,704,375	+ 2.2%
Percent of Original List Price Received*	0.0%	94.8%	--	101.9%	95.0%	- 6.8%
Percent of List Price Received*	0.0%	95.6%	--	102.1%	96.8%	- 5.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

* 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	August			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	8	2	- 75.0%	38	36	- 5.3%
Pending Sales	1	1	0.0%	21	26	+ 23.8%
Closed Sales	1	3	+ 200.0%	22	26	+ 18.2%
Days on Market Until Sale	20	36	+ 80.0%	18	30	+ 66.7%
Median Sales Price*	\$900,000	\$850,000	- 5.6%	\$865,000	\$840,000	- 2.9%
Average Sales Price*	\$900,000	\$810,000	- 10.0%	\$876,545	\$849,192	- 3.1%
Percent of Original List Price Received*	94.7%	97.5%	+ 3.0%	99.7%	97.4%	- 2.3%
Percent of List Price Received*	100.0%	98.4%	- 1.6%	100.1%	98.1%	- 2.0%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	6.8	1.5	- 77.9%	--	--	--

* 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.

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



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

