

Local Market Update for August 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92131 - Scripps Miramar

Metro San Diego County

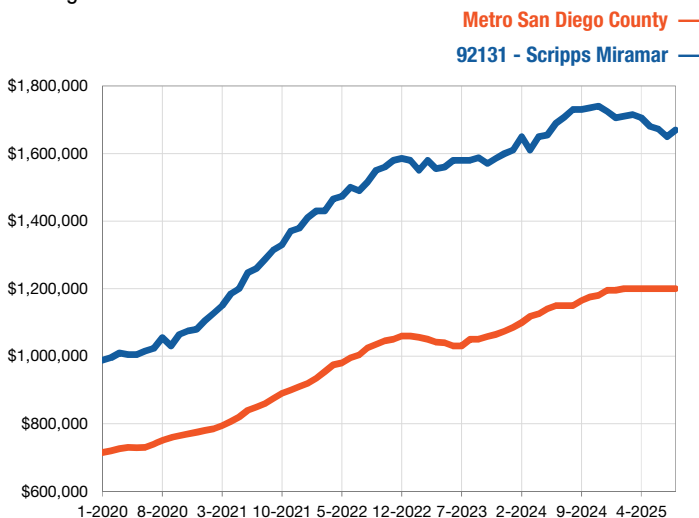
Detached Single-Family	August			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	29	17	- 41.4%	214	264	+ 23.4%
Pending Sales	14	11	- 21.4%	158	176	+ 11.4%
Closed Sales	18	16	- 11.1%	162	175	+ 8.0%
Days on Market Until Sale	13	25	+ 92.3%	17	25	+ 47.1%
Median Sales Price*	\$1,475,000	\$1,687,500	+ 14.4%	\$1,730,000	\$1,670,000	- 3.5%
Average Sales Price*	\$1,766,167	\$1,827,063	+ 3.4%	\$1,812,602	\$1,757,865	- 3.0%
Percent of Original List Price Received*	98.0%	97.0%	- 1.0%	100.2%	97.9%	- 2.3%
Percent of List Price Received*	99.1%	98.0%	- 1.1%	100.5%	99.1%	- 1.4%
Inventory of Homes for Sale	43	25	- 41.9%	--	--	--
Months Supply of Inventory	3.3	1.7	- 48.5%	--	--	--

* 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	18	20	+ 11.1%	140	180	+ 28.6%
Pending Sales	13	8	- 38.5%	106	101	- 4.7%
Closed Sales	10	8	- 20.0%	100	102	+ 2.0%
Days on Market Until Sale	17	34	+ 100.0%	11	26	+ 136.4%
Median Sales Price*	\$810,000	\$832,500	+ 2.8%	\$842,750	\$813,400	- 3.5%
Average Sales Price*	\$824,250	\$832,838	+ 1.0%	\$886,872	\$818,733	- 7.7%
Percent of Original List Price Received*	99.5%	92.5%	- 7.0%	102.0%	97.1%	- 4.8%
Percent of List Price Received*	101.1%	96.9%	- 4.2%	102.2%	98.8%	- 3.3%
Inventory of Homes for Sale	28	23	- 17.9%	--	--	--
Months Supply of Inventory	3.2	2.7	- 15.6%	--	--	--

* 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

