

Local Market Update for December 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92131 - Scripps Miramar

Metro San Diego County

Detached Single-Family

Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	7	9	+ 28.6%	238	248	+ 4.2%
Pending Sales	8	12	+ 50.0%	169	150	- 11.2%
Closed Sales	16	9	- 43.8%	176	142	- 19.3%
Days on Market Until Sale	34	26	- 23.5%	20	25	+ 25.0%
Median Sales Price*	\$1,580,000	\$1,825,000	+ 15.5%	\$1,725,000	\$1,694,500	- 1.8%
Average Sales Price*	\$1,712,550	\$1,922,000	+ 12.2%	\$1,802,431	\$1,810,006	+ 0.4%
Percent of Original List Price Received*	96.8%	96.2%	- 0.6%	99.3%	97.7%	- 1.6%
Percent of List Price Received*	98.9%	98.2%	- 0.7%	99.8%	98.8%	- 1.0%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--

* 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

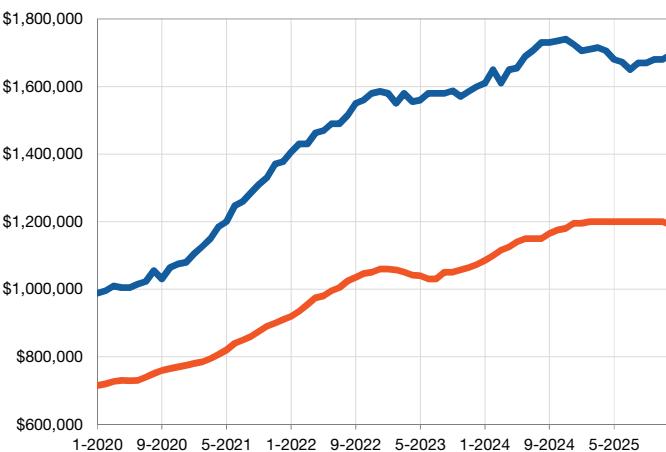
Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	10	1	- 90.0%	160	166	+ 3.8%
Pending Sales	6	3	- 50.0%	114	91	- 20.2%
Closed Sales	12	6	- 50.0%	111	93	- 16.2%
Days on Market Until Sale	23	26	+ 13.0%	15	30	+ 100.0%
Median Sales Price*	\$792,500	\$760,000	- 4.1%	\$830,000	\$762,500	- 8.1%
Average Sales Price*	\$796,833	\$813,000	+ 2.0%	\$877,992	\$781,858	- 10.9%
Percent of Original List Price Received*	96.4%	99.4%	+ 3.1%	100.3%	96.6%	- 3.7%
Percent of List Price Received*	97.7%	100.8%	+ 3.2%	100.9%	98.7%	- 2.2%
Inventory of Homes for Sale	21	10	- 52.4%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--

* 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

Metro San Diego County —
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Median Sales Price – Attached Single-Family

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