## **Local Market Update for October 2025**

Provided by the North San Diego County REALTORS®.



## 92131 - Scripps Miramar

Metro San Diego County

Detached Single-Family	October			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	27	17	- 37.0%	235	243	+ 3.4%	
Pending Sales	21	6	- 71.4%	172	151	- 12.2%	
Closed Sales	20	8	- 60.0%	169	161	- 4.7%	
Days on Market Until Sale	23	36	+ 56.5%	18	26	+ 44.4%	
Median Sales Price*	\$1,584,000	\$2,055,000	+ 29.7%	\$1,735,000	\$1,680,000	- 3.2%	
Average Sales Price*	\$1,689,725	\$2,081,213	+ 23.2%	\$1,820,242	\$1,783,936	- 2.0%	
Percent of Original List Price Received*	98.7%	97.4%	- 1.3%	99.7%	97.7%	- 2.0%	
Percent of List Price Received*	99.0%	98.3%	- 0.7%	100.0%	98.9%	- 1.1%	
Inventory of Homes for Sale	36	23	- 36.1%				
Months Supply of Inventory	2.5	1.8	- 28.0%				

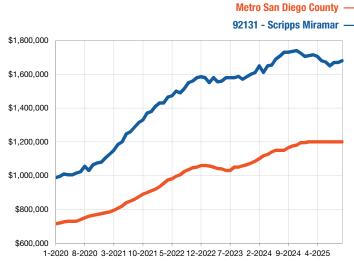
<sup>\*</sup> Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	October			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	10	13	+ 30.0%	149	172	+ 15.4%
Pending Sales	7	8	+ 14.3%	107	101	- 5.6%
Closed Sales	9	9	0.0%	107	99	- 7.5%
Days on Market Until Sale	13	50	+ 284.6%	13	30	+ 130.8%
Median Sales Price*	\$925,000	\$659,000	- 28.8%	\$830,000	\$785,000	- 5.4%
Average Sales Price*	\$839,389	\$659,889	- 21.4%	\$877,090	\$795,372	- 9.3%
Percent of Original List Price Received*	97.9%	92.2%	- 5.8%	101.2%	96.2%	- 4.9%
Percent of List Price Received*	99.4%	97.3%	- 2.1%	101.5%	98.5%	- 3.0%
Inventory of Homes for Sale	29	18	- 37.9%			
Months Supply of Inventory	3.3	2.1	- 36.4%			

<sup>\*</sup> 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

