

# Local Market Update for August 2025

Provided by the North San Diego County REALTORS®.

## Metro San Diego County

ZIP Codes: 92037, 92101, 92102, 92103, 92104, 92105, 92106, 92107, 92108, 92109, 92110, 92111, 92113, 92114, 92115, 92116, 92117, 92118, 92119, 92120, 92121, 92122, 92123, 92124, 92126, 92131, 92139

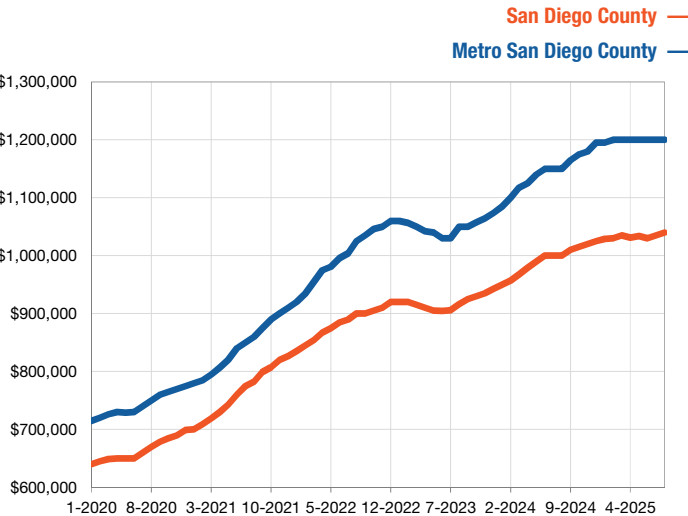
Detached Single-Family	August			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	585	529	- 9.6%	5,671	6,426	+ 13.3%
Pending Sales	374	396	+ 5.9%	3,813	4,046	+ 6.1%
Closed Sales	383	355	- 7.3%	3,768	3,983	+ 5.7%
Days on Market Until Sale	20	27	+ 35.0%	20	25	+ 25.0%
Median Sales Price*	\$1,200,000	\$1,234,000	+ 2.8%	\$1,150,000	\$1,200,000	+ 4.3%
Average Sales Price*	\$1,622,593	\$1,666,723	+ 2.7%	\$1,527,764	\$1,564,904	+ 2.4%
Percent of Original List Price Received*	99.1%	96.6%	- 2.5%	99.8%	98.0%	- 1.8%
Percent of List Price Received*	100.1%	98.3%	- 1.8%	100.5%	99.2%	- 1.3%
Inventory of Homes for Sale	948	862	- 9.1%	--	--	--
Months Supply of Inventory	3.0	2.6	- 13.3%	--	--	--

\* 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.

Attached Single-Family	August			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	564	506	- 10.3%	5,250	6,323	+ 20.4%
Pending Sales	299	302	+ 1.0%	3,273	3,426	+ 4.7%
Closed Sales	305	298	- 2.3%	3,266	3,376	+ 3.4%
Days on Market Until Sale	30	38	+ 26.7%	24	35	+ 45.8%
Median Sales Price*	\$700,000	\$675,000	- 3.6%	\$699,000	\$690,000	- 1.3%
Average Sales Price*	\$876,434	\$875,049	- 0.2%	\$867,534	\$871,827	+ 0.5%
Percent of Original List Price Received*	96.9%	96.2%	- 0.7%	98.8%	97.3%	- 1.5%
Percent of List Price Received*	98.5%	98.2%	- 0.3%	99.7%	98.9%	- 0.8%
Inventory of Homes for Sale	1,097	1,158	+ 5.6%	--	--	--
Months Supply of Inventory	4.0	4.1	+ 2.5%	--	--	--

\* 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.

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



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

