

Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

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

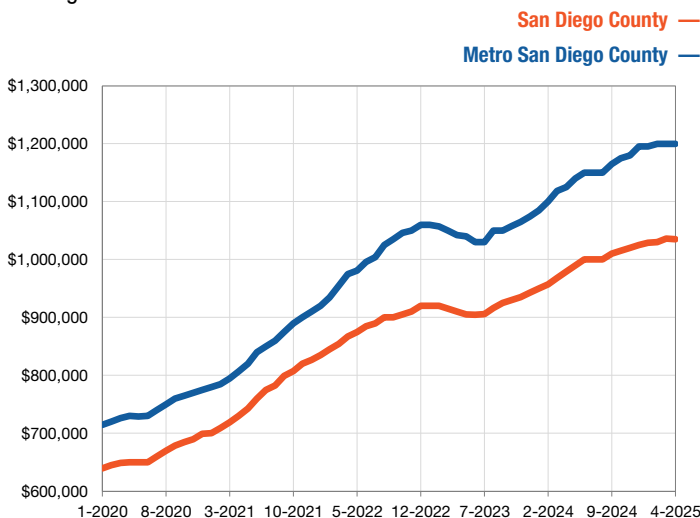
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	520	573	+ 10.2%	5,130	6,236	+ 21.6%
Pending Sales	340	348	+ 2.4%	3,668	4,047	+ 10.3%
Closed Sales	347	380	+ 9.5%	3,673	4,028	+ 9.7%
Days on Market Until Sale	20	21	+ 5.0%	19	24	+ 26.3%
Median Sales Price*	\$1,187,500	\$1,200,000	+ 1.1%	\$1,125,000	\$1,200,000	+ 6.7%
Average Sales Price*	\$1,679,343	\$1,569,881	- 6.5%	\$1,471,379	\$1,569,075	+ 6.6%
Percent of Original List Price Received*	100.9%	98.8%	- 2.1%	100.3%	98.7%	- 1.6%
Percent of List Price Received*	101.4%	99.5%	- 1.9%	100.9%	99.8%	- 1.1%
Inventory of Homes for Sale	706	763	+ 8.1%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--

* 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	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	484	605	+ 25.0%	4,741	6,085	+ 28.3%
Pending Sales	301	275	- 8.6%	3,341	3,396	+ 1.6%
Closed Sales	299	292	- 2.3%	3,351	3,373	+ 0.7%
Days on Market Until Sale	20	31	+ 55.0%	22	30	+ 36.4%
Median Sales Price*	\$725,000	\$730,000	+ 0.7%	\$695,000	\$700,000	+ 0.7%
Average Sales Price*	\$890,328	\$969,859	+ 8.9%	\$859,508	\$869,267	+ 1.1%
Percent of Original List Price Received*	99.9%	98.2%	- 1.7%	99.8%	97.9%	- 1.9%
Percent of List Price Received*	100.4%	99.2%	- 1.2%	100.4%	99.2%	- 1.2%
Inventory of Homes for Sale	744	1,128	+ 51.6%	--	--	--
Months Supply of Inventory	2.7	4.0	+ 48.1%	--	--	--

* 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

