## **Local Market Update for October 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	October			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	490	621	+ 26.7%	5,816	6,677	+ 14.8%
Pending Sales	365	373	+ 2.2%	3,934	4,080	+ 3.7%
Closed Sales	372	362	- 2.7%	3,887	4,033	+ 3.8%
Days on Market Until Sale	25	29	+ 16.0%	21	26	+ 23.8%
Median Sales Price*	\$1,179,500	\$1,100,000	- 6.7%	\$1,175,000	\$1,200,000	+ 2.1%
Average Sales Price*	\$1,503,111	\$1,543,759	+ 2.7%	\$1,537,725	\$1,592,326	+ 3.6%
Percent of Original List Price Received*	98.2%	97.7%	- 0.5%	99.4%	97.9%	- 1.5%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	100.3%	99.2%	- 1.1%
Inventory of Homes for Sale	918	891	- 2.9%			
Months Supply of Inventory	2.8	2.6	- 7.1%			

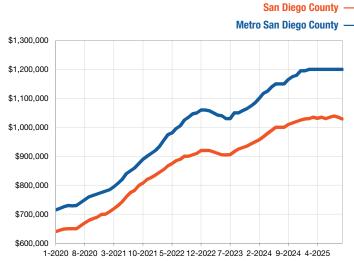
<sup>\*</sup> Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	October			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	507	474	- 6.5%	5,486	6,320	+ 15.2%
Pending Sales	300	271	- 9.7%	3,377	3,391	+ 0.4%
Closed Sales	310	286	- 7.7%	3,318	3,400	+ 2.5%
Days on Market Until Sale	33	46	+ 39.4%	26	37	+ 42.3%
Median Sales Price*	\$687,450	\$662,500	- 3.6%	\$695,000	\$690,500	- 0.6%
Average Sales Price*	\$857,258	\$848,201	- 1.1%	\$858,040	\$875,351	+ 2.0%
Percent of Original List Price Received*	97.0%	95.6%	- 1.4%	98.5%	97.1%	- 1.4%
Percent of List Price Received*	98.5%	98.2%	- 0.3%	99.5%	98.8%	- 0.7%
Inventory of Homes for Sale	1,069	1,007	- 5.8%			
Months Supply of Inventory	3.8	3.6	- 5.3%			

<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

