

Local Market Update for December 2025

Provided by the North San Diego County REALTORS®.

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

Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	297	283	- 4.7%	5,918	6,706	+ 13.3%
Pending Sales	234	288	+ 23.1%	4,000	4,133	+ 3.3%
Closed Sales	317	342	+ 7.9%	3,998	4,058	+ 1.5%
Days on Market Until Sale	35	28	- 20.0%	23	26	+ 13.0%
Median Sales Price*	\$1,250,000	\$1,159,900	- 7.2%	\$1,195,000	\$1,190,400	- 0.4%
Average Sales Price*	\$1,491,478	\$1,538,493	+ 3.2%	\$1,556,673	\$1,594,799	+ 2.4%
Percent of Original List Price Received*	97.0%	97.8%	+ 0.8%	99.2%	97.9%	- 1.3%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	100.2%	99.2%	- 1.0%
Inventory of Homes for Sale	700	588	- 16.0%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--

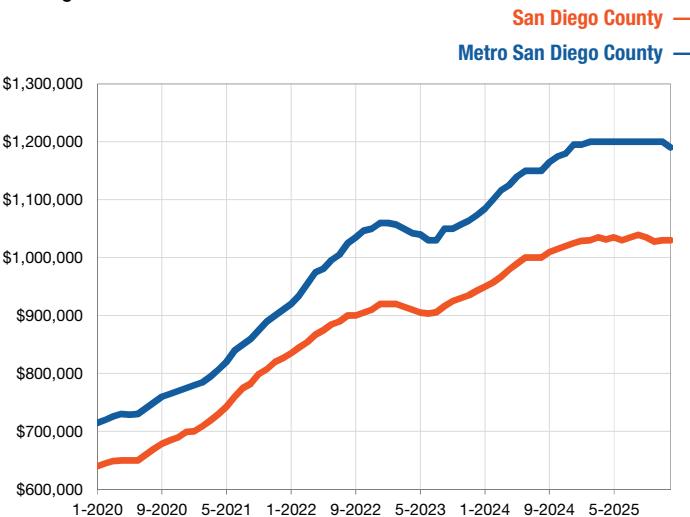
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	268	221	- 17.5%	5,583	6,250	+ 11.9%
Pending Sales	214	178	- 16.8%	3,438	3,326	- 3.3%
Closed Sales	276	234	- 15.2%	3,418	3,341	- 2.3%
Days on Market Until Sale	38	44	+ 15.8%	28	38	+ 35.7%
Median Sales Price*	\$699,900	\$749,000	+ 7.0%	\$694,000	\$695,000	+ 0.1%
Average Sales Price*	\$840,654	\$897,936	+ 6.8%	\$853,333	\$881,630	+ 3.3%
Percent of Original List Price Received*	97.1%	96.6%	- 0.5%	98.3%	97.0%	- 1.3%
Percent of List Price Received*	98.6%	98.6%	0.0%	99.4%	98.7%	- 0.7%
Inventory of Homes for Sale	821	645	- 21.4%	--	--	--
Months Supply of Inventory	2.9	2.3	- 20.7%	--	--	--

* 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

