

# Local Market Update for May 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

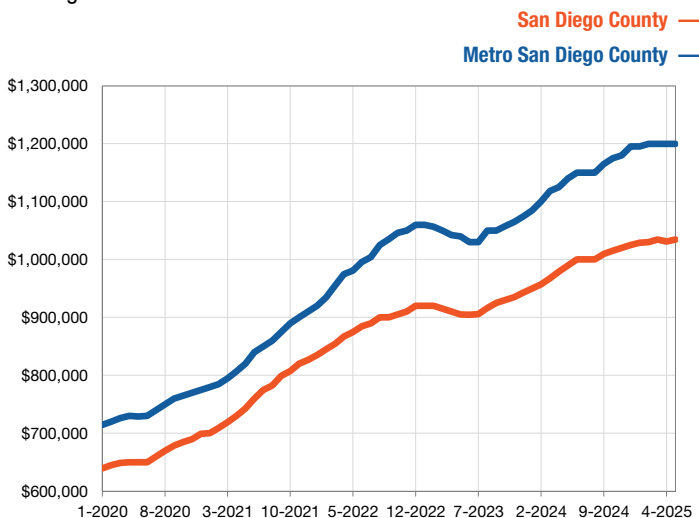
Detached Single-Family	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	575	628	+ 9.2%	5,277	6,335	+ 20.0%
Pending Sales	379	356	- 6.1%	3,713	4,021	+ 8.3%
Closed Sales	368	349	- 5.2%	3,685	4,022	+ 9.1%
Days on Market Until Sale	18	18	0.0%	19	24	+ 26.3%
Median Sales Price*	\$1,177,500	\$1,200,000	+ 1.9%	\$1,140,000	\$1,200,000	+ 5.3%
Average Sales Price*	\$1,578,908	\$1,594,712	+ 1.0%	\$1,482,841	\$1,569,067	+ 5.8%
Percent of Original List Price Received*	101.6%	98.8%	- 2.8%	100.3%	98.5%	- 1.8%
Percent of List Price Received*	101.9%	99.8%	- 2.1%	100.9%	99.6%	- 1.3%
Inventory of Homes for Sale	789	892	+ 13.1%	--	--	--
Months Supply of Inventory	2.5	2.7	+ 8.0%	--	--	--

\* 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	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	558	587	+ 5.2%	4,893	6,151	+ 25.7%
Pending Sales	316	299	- 5.4%	3,362	3,382	+ 0.6%
Closed Sales	321	286	- 10.9%	3,320	3,349	+ 0.9%
Days on Market Until Sale	21	30	+ 42.9%	22	31	+ 40.9%
Median Sales Price*	\$705,000	\$712,500	+ 1.1%	\$697,000	\$700,000	+ 0.4%
Average Sales Price*	\$855,978	\$912,039	+ 6.5%	\$863,471	\$873,336	+ 1.1%
Percent of Original List Price Received*	99.3%	97.5%	- 1.8%	99.6%	97.7%	- 1.9%
Percent of List Price Received*	100.1%	98.8%	- 1.3%	100.2%	99.1%	- 1.1%
Inventory of Homes for Sale	870	1,184	+ 36.1%	--	--	--
Months Supply of Inventory	3.1	4.2	+ 35.5%	--	--	--

\* 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

