

# Local Market Update for August 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## North San Diego County

Zip Codes: 92003, 92007, 92008, 92009, 92010, 92011, 92014, 92024, 92025, 92026, 92027, 92028, 92029, 92054, 92056, 92057, 92058, 92059, 92061, 92064, 92065, 92067, 92069, 92075, 92078, 92081, 92082, 92083, 92084, 92091, 92127, 92128, 92129, 92130

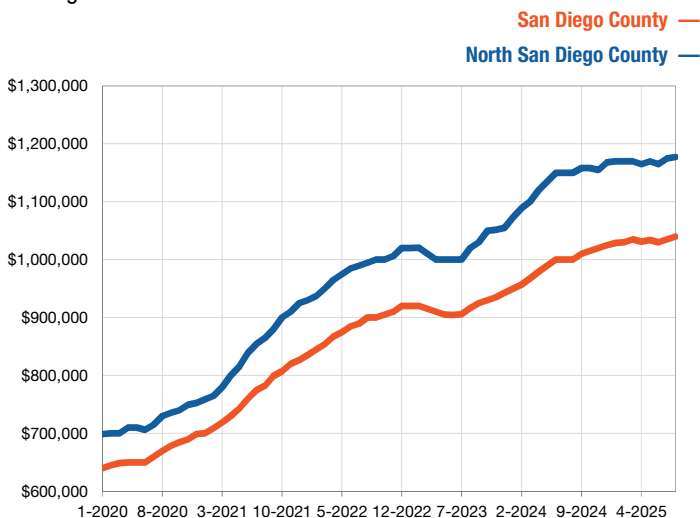
Detached Single-Family	August			Rolling 12 Months		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	1,024	806	- 21.3%	9,751	10,853	+ 11.3%
Pending Sales	634	607	- 4.3%	6,787	7,010	+ 3.3%
Closed Sales	632	651	+ 3.0%	6,751	6,961	+ 3.1%
Days on Market Until Sale	24	36	+ 50.0%	25	32	+ 28.0%
Median Sales Price*	\$1,155,000	\$1,210,000	+ 4.8%	\$1,150,000	\$1,177,250	+ 2.4%
Average Sales Price*	\$1,479,433	\$1,598,561	+ 8.1%	\$1,520,191	\$1,549,734	+ 1.9%
Percent of Original List Price Received*	98.1%	95.8%	- 2.3%	99.0%	97.3%	- 1.7%
Percent of List Price Received*	99.6%	98.2%	- 1.4%	100.0%	99.0%	- 1.0%
Inventory of Homes for Sale	1,934	1,936	+ 0.1%	--	--	--
Months Supply of Inventory	3.4	3.3	- 2.9%	--	--	--

\* 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		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	411	412	+ 0.2%	4,151	4,838	+ 16.6%
Pending Sales	244	286	+ 17.2%	3,004	2,946	- 1.9%
Closed Sales	315	245	- 22.2%	3,007	2,886	- 4.0%
Days on Market Until Sale	24	36	+ 50.0%	22	33	+ 50.0%
Median Sales Price*	\$721,000	\$730,000	+ 1.2%	\$740,000	\$735,000	- 0.7%
Average Sales Price*	\$807,383	\$854,739	+ 5.9%	\$855,301	\$854,466	- 0.1%
Percent of Original List Price Received*	98.5%	96.7%	- 1.8%	99.4%	97.8%	- 1.6%
Percent of List Price Received*	99.7%	99.1%	- 0.6%	100.2%	99.1%	- 1.1%
Inventory of Homes for Sale	785	855	+ 8.9%	--	--	--
Months Supply of Inventory	3.1	3.5	+ 12.9%	--	--	--

\* 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

