

# Local Market Update for February 2025

Provided by the North San Diego County REALTORS®.

## 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

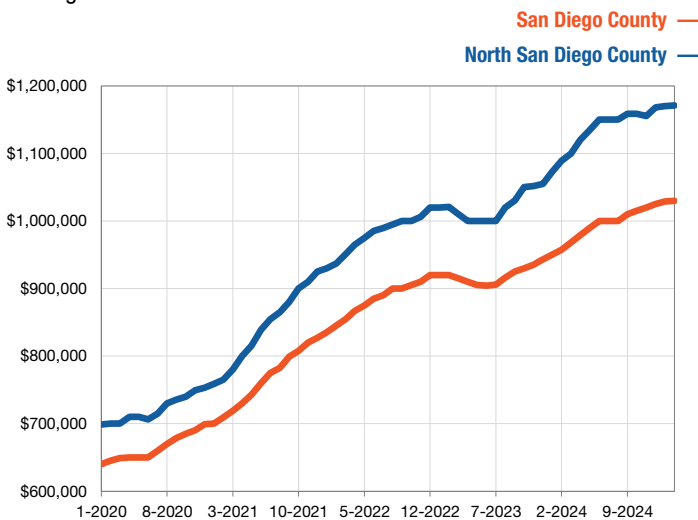
Detached Single-Family	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
<b>Key Metrics</b>						
New Listings	705	<b>759</b>	+ 7.7%	8,694	<b>10,276</b>	+ 18.2%
Pending Sales	543	<b>554</b>	+ 2.0%	6,665	<b>7,026</b>	+ 5.4%
Closed Sales	500	<b>457</b>	- 8.6%	6,762	<b>7,009</b>	+ 3.7%
Days on Market Until Sale	27	<b>34</b>	+ 25.9%	26	<b>28</b>	+ 7.7%
Median Sales Price*	\$1,117,000	<b>\$1,142,750</b>	+ 2.3%	\$1,089,000	<b>\$1,171,000</b>	+ 7.5%
Average Sales Price*	\$1,476,331	<b>\$1,470,636</b>	- 0.4%	\$1,467,739	<b>\$1,544,826</b>	+ 5.3%
Percent of Original List Price Received*	99.5%	<b>97.8%</b>	- 1.7%	99.0%	<b>98.4%</b>	- 0.6%
Percent of List Price Received*	100.2%	<b>99.1%</b>	- 1.1%	100.0%	<b>99.7%</b>	- 0.3%
Inventory of Homes for Sale	1,167	<b>1,296</b>	+ 11.1%	--	--	--
Months Supply of Inventory	2.1	<b>2.2</b>	+ 4.8%	--	--	--

\* 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	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
<b>Key Metrics</b>						
New Listings	314	<b>330</b>	+ 5.1%	3,662	<b>4,343</b>	+ 18.6%
Pending Sales	242	<b>249</b>	+ 2.9%	2,962	<b>3,001</b>	+ 1.3%
Closed Sales	260	<b>214</b>	- 17.7%	2,970	<b>3,013</b>	+ 1.4%
Days on Market Until Sale	24	<b>35</b>	+ 45.8%	21	<b>28</b>	+ 33.3%
Median Sales Price*	\$740,000	<b>\$730,000</b>	- 1.4%	\$710,000	<b>\$749,900</b>	+ 5.6%
Average Sales Price*	\$893,508	<b>\$789,168</b>	- 11.7%	\$812,727	<b>\$866,381</b>	+ 6.6%
Percent of Original List Price Received*	99.1%	<b>98.2%</b>	- 0.9%	99.7%	<b>98.8%</b>	- 0.9%
Percent of List Price Received*	100.0%	<b>99.5%</b>	- 0.5%	100.4%	<b>99.9%</b>	- 0.5%
Inventory of Homes for Sale	461	<b>576</b>	+ 24.9%	--	--	--
Months Supply of Inventory	1.9	<b>2.3</b>	+ 21.1%	--	--	--

\* 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

