

Local Market Update for April 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

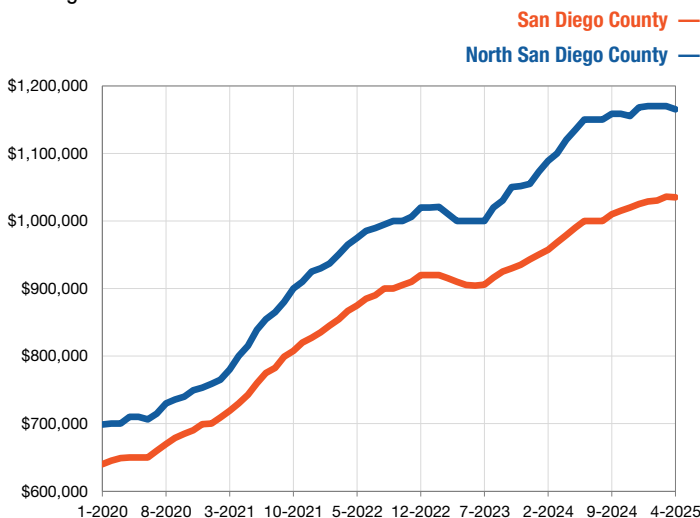
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	1,029	1,026	- 0.3%	9,080	10,613	+ 16.9%
Pending Sales	645	626	- 2.9%	6,718	7,061	+ 5.1%
Closed Sales	672	695	+ 3.4%	6,739	7,060	+ 4.8%
Days on Market Until Sale	18	27	+ 50.0%	24	29	+ 20.8%
Median Sales Price*	\$1,250,000	\$1,200,000	- 4.0%	\$1,120,000	\$1,165,000	+ 4.0%
Average Sales Price*	\$1,601,854	\$1,568,677	- 2.1%	\$1,493,907	\$1,544,389	+ 3.4%
Percent of Original List Price Received*	100.8%	98.6%	- 2.2%	99.4%	98.1%	- 1.3%
Percent of List Price Received*	101.2%	99.8%	- 1.4%	100.3%	99.5%	- 0.8%
Inventory of Homes for Sale	1,477	1,730	+ 17.1%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

* 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.

Attached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	400	427	+ 6.7%	3,802	4,620	+ 21.5%
Pending Sales	271	260	- 4.1%	2,964	3,002	+ 1.3%
Closed Sales	270	280	+ 3.7%	2,963	3,009	+ 1.6%
Days on Market Until Sale	21	25	+ 19.0%	20	29	+ 45.0%
Median Sales Price*	\$740,500	\$727,000	- 1.8%	\$720,000	\$746,875	+ 3.7%
Average Sales Price*	\$865,241	\$852,825	- 1.4%	\$827,577	\$866,319	+ 4.7%
Percent of Original List Price Received*	100.1%	98.6%	- 1.5%	99.9%	98.5%	- 1.4%
Percent of List Price Received*	101.0%	99.5%	- 1.5%	100.5%	99.6%	- 0.9%
Inventory of Homes for Sale	547	773	+ 41.3%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--

* 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

