## **Local Market Update for October 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, 92078, 92081, 92082, 92083, 92084, 92091, 92127, 92128, 92129, 92130

<b>Detached Single-Family</b>	October			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	840	837	- 0.4%	10,056	11,014	+ 9.5%	
Pending Sales	593	635	+ 7.1%	6,944	7,154	+ 3.0%	
Closed Sales	608	666	+ 9.5%	6,851	7,106	+ 3.7%	
Days on Market Until Sale	30	38	+ 26.7%	25	33	+ 32.0%	
Median Sales Price*	\$1,150,000	\$1,125,000	- 2.2%	\$1,158,500	\$1,170,000	+ 1.0%	
Average Sales Price*	\$1,596,588	\$1,647,310	+ 3.2%	\$1,539,282	\$1,545,525	+ 0.4%	
Percent of Original List Price Received*	96.9%	95.9%	- 1.0%	98.8%	97.1%	- 1.7%	
Percent of List Price Received*	98.8%	97.9%	- 0.9%	99.9%	98.8%	- 1.1%	
Inventory of Homes for Sale	2,030	1,703	- 16.1%				
Months Supply of Inventory	3.5	2.9	- 17.1%				

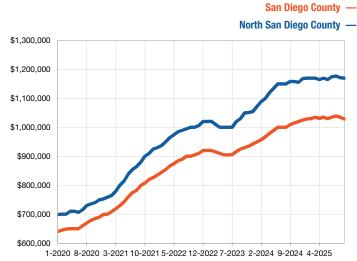
<sup>\*</sup> Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	October			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	369	362	- 1.9%	4,222	4,894	+ 15.9%	
Pending Sales	232	264	+ 13.8%	3,014	3,016	+ 0.1%	
Closed Sales	235	263	+ 11.9%	2,996	2,988	- 0.3%	
Days on Market Until Sale	32	37	+ 15.6%	24	34	+ 41.7%	
Median Sales Price*	\$770,000	\$720,000	- 6.5%	\$749,990	\$725,000	- 3.3%	
Average Sales Price*	\$872,774	\$877,967	+ 0.6%	\$863,499	\$857,687	- 0.7%	
Percent of Original List Price Received*	97.7%	96.8%	- 0.9%	99.1%	97.6%	- 1.5%	
Percent of List Price Received*	98.7%	98.7%	0.0%	100.0%	99.1%	- 0.9%	
Inventory of Homes for Sale	851	721	- 15.3%				
Months Supply of Inventory	3.4	2.9	- 14.7%				

<sup>\*</sup> 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

