

Local Market Update for December 2025

Provided by the North San Diego County REALTORS®.

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

Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	425	395	- 7.1%	10,170	11,044	+ 8.6%
Pending Sales	427	423	- 0.9%	7,056	7,203	+ 2.1%
Closed Sales	502	547	+ 9.0%	7,009	7,178	+ 2.4%
Days on Market Until Sale	38	42	+ 10.5%	26	34	+ 30.8%
Median Sales Price*	\$1,135,125	\$1,130,990	- 0.4%	\$1,168,500	\$1,175,000	+ 0.6%
Average Sales Price*	\$1,457,768	\$1,514,237	+ 3.9%	\$1,535,685	\$1,558,467	+ 1.5%
Percent of Original List Price Received*	96.7%	96.3%	- 0.4%	98.6%	97.0%	- 1.6%
Percent of List Price Received*	98.6%	98.3%	- 0.3%	99.9%	98.7%	- 1.2%
Inventory of Homes for Sale	1,516	1,100	- 27.4%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--

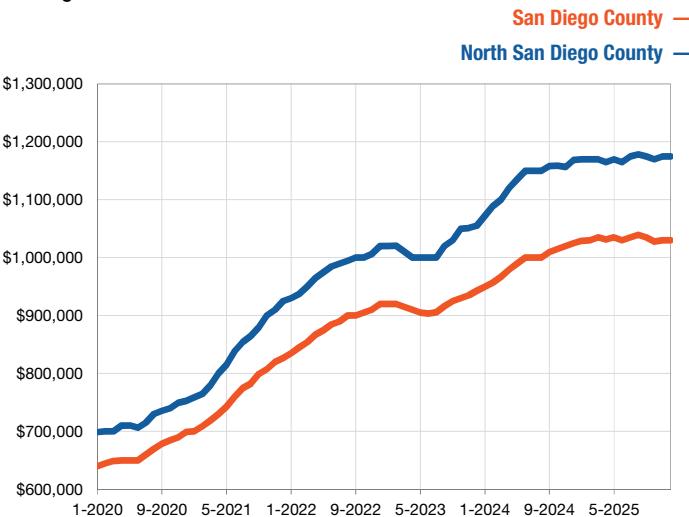
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	182	170	- 6.6%	4,244	4,919	+ 15.9%
Pending Sales	173	152	- 12.1%	3,031	3,012	- 0.6%
Closed Sales	219	215	- 1.8%	3,065	3,021	- 1.4%
Days on Market Until Sale	34	43	+ 26.5%	26	35	+ 34.6%
Median Sales Price*	\$704,000	\$715,000	+ 1.6%	\$749,000	\$725,000	- 3.2%
Average Sales Price*	\$795,898	\$887,919	+ 11.6%	\$871,062	\$866,733	- 0.5%
Percent of Original List Price Received*	97.3%	96.8%	- 0.5%	98.9%	97.5%	- 1.4%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	99.9%	99.1%	- 0.8%
Inventory of Homes for Sale	639	508	- 20.5%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--

* 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.

Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

