

Local Market Update for July 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

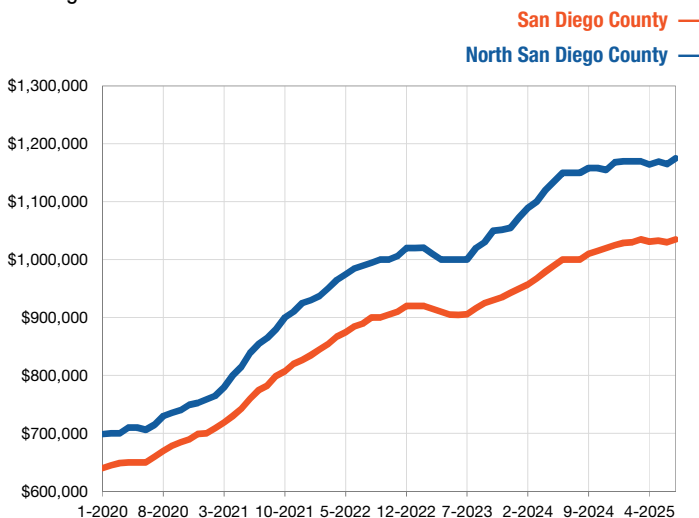
Detached Single-Family	July			Rolling 12 Months		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	946	994	+ 5.1%	9,494	10,966	+ 15.5%
Pending Sales	630	637	+ 1.1%	6,755	6,992	+ 3.5%
Closed Sales	713	615	- 13.7%	6,795	6,913	+ 1.7%
Days on Market Until Sale	23	33	+ 43.5%	24	31	+ 29.2%
Median Sales Price*	\$1,155,000	\$1,250,000	+ 8.2%	\$1,150,000	\$1,175,000	+ 2.2%
Average Sales Price*	\$1,550,757	\$1,543,492	- 0.5%	\$1,520,102	\$1,539,314	+ 1.3%
Percent of Original List Price Received*	98.4%	96.5%	- 1.9%	99.1%	97.5%	- 1.6%
Percent of List Price Received*	99.7%	98.6%	- 1.1%	100.1%	99.1%	- 1.0%
Inventory of Homes for Sale	1,825	2,067	+ 13.3%	--	--	--
Months Supply of Inventory	3.2	3.5	+ 9.4%	--	--	--

* 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	July			Rolling 12 Months		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	399	444	+ 11.3%	4,073	4,787	+ 17.5%
Pending Sales	315	260	- 17.5%	3,029	2,899	- 4.3%
Closed Sales	278	230	- 17.3%	2,971	2,947	- 0.8%
Days on Market Until Sale	22	30	+ 36.4%	21	31	+ 47.6%
Median Sales Price*	\$759,500	\$720,000	- 5.2%	\$740,000	\$734,830	- 0.7%
Average Sales Price*	\$886,954	\$853,899	- 3.7%	\$857,792	\$849,692	- 0.9%
Percent of Original List Price Received*	99.2%	97.5%	- 1.7%	99.6%	97.9%	- 1.7%
Percent of List Price Received*	100.1%	98.7%	- 1.4%	100.3%	99.2%	- 1.1%
Inventory of Homes for Sale	725	904	+ 24.7%	--	--	--
Months Supply of Inventory	2.9	3.7	+ 27.6%	--	--	--

* 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

