

Local Market Update for May 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

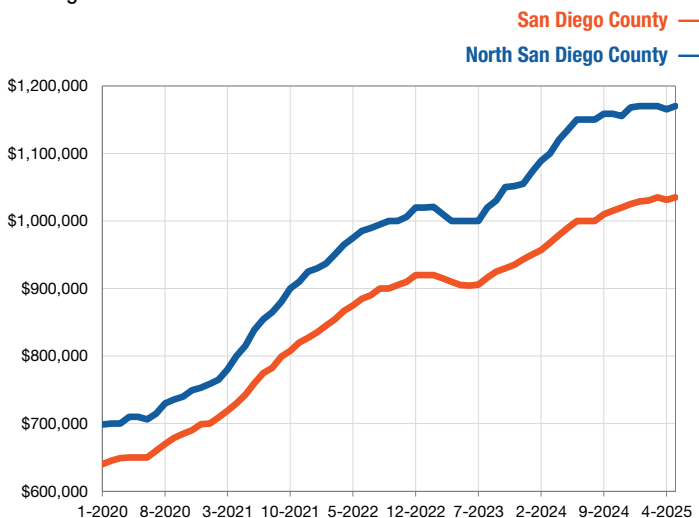
Detached Single-Family	May			Rolling 12 Months		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
Key Metrics						
New Listings	1,094	1,016	- 7.1%	9,287	10,677	+ 15.0%
Pending Sales	708	639	- 9.7%	6,774	7,014	+ 3.5%
Closed Sales	711	650	- 8.6%	6,771	7,020	+ 3.7%
Days on Market Until Sale	23	25	+ 8.7%	24	29	+ 20.8%
Median Sales Price*	\$1,195,599	\$1,250,000	+ 4.6%	\$1,135,000	\$1,170,000	+ 3.1%
Average Sales Price*	\$1,571,259	\$1,593,515	+ 1.4%	\$1,499,964	\$1,545,819	+ 3.1%
Percent of Original List Price Received*	99.9%	98.0%	- 1.9%	99.4%	97.9%	- 1.5%
Percent of List Price Received*	100.7%	99.2%	- 1.5%	100.3%	99.3%	- 1.0%
Inventory of Homes for Sale	1,667	1,920	+ 15.2%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 10.0%	--	--	--

* 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.

Attached Single-Family	May			Rolling 12 Months		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
Key Metrics						
New Listings	413	426	+ 3.1%	3,857	4,683	+ 21.4%
Pending Sales	296	260	- 12.2%	2,974	2,978	+ 0.1%
Closed Sales	289	260	- 10.0%	2,965	2,992	+ 0.9%
Days on Market Until Sale	21	30	+ 42.9%	20	30	+ 50.0%
Median Sales Price*	\$825,000	\$750,000	- 9.1%	\$730,000	\$740,000	+ 1.4%
Average Sales Price*	\$948,305	\$891,082	- 6.0%	\$840,909	\$860,664	+ 2.3%
Percent of Original List Price Received*	100.6%	98.0%	- 2.6%	99.8%	98.3%	- 1.5%
Percent of List Price Received*	101.2%	99.4%	- 1.8%	100.5%	99.4%	- 1.1%
Inventory of Homes for Sale	595	811	+ 36.3%	--	--	--
Months Supply of Inventory	2.4	3.3	+ 37.5%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

