

# Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## San Diego County

County

Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	2,108	2,210	+ 4.8%	19,696	23,277	+ 18.2%
Pending Sales	1,336	1,373	+ 2.8%	14,475	15,467	+ 6.9%
Closed Sales	1,389	1,469	+ 5.8%	14,536	15,404	+ 6.0%
Days on Market Until Sale	19	25	+ 31.6%	22	27	+ 22.7%
Median Sales Price*	\$1,075,000	\$1,050,000	- 2.3%	\$979,000	\$1,035,000	+ 5.7%
Average Sales Price*	\$1,432,199	\$1,392,293	- 2.8%	\$1,310,368	\$1,370,530	+ 4.6%
Percent of Original List Price Received*	100.7%	98.7%	- 2.0%	100.0%	98.5%	- 1.5%
Percent of List Price Received*	101.2%	99.7%	- 1.5%	100.6%	99.7%	- 0.9%
Inventory of Homes for Sale	3,037	3,398	+ 11.9%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--

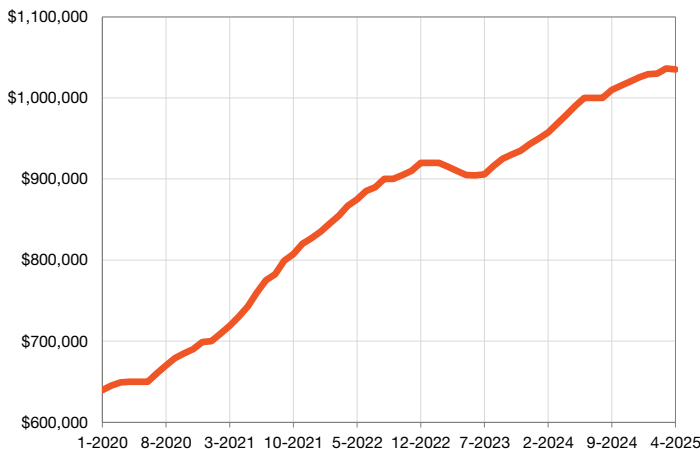
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	1,113	1,278	+ 14.8%	10,844	13,375	+ 23.3%
Pending Sales	754	699	- 7.3%	8,059	8,139	+ 1.0%
Closed Sales	728	729	+ 0.1%	8,040	8,129	+ 1.1%
Days on Market Until Sale	21	29	+ 38.1%	20	29	+ 45.0%
Median Sales Price*	\$675,500	\$670,000	- 0.8%	\$656,000	\$675,000	+ 2.9%
Average Sales Price*	\$818,629	\$837,002	+ 2.2%	\$789,099	\$808,087	+ 2.4%
Percent of Original List Price Received*	100.1%	98.6%	- 1.5%	100.1%	98.4%	- 1.7%
Percent of List Price Received*	100.7%	99.7%	- 1.0%	100.6%	99.6%	- 1.0%
Inventory of Homes for Sale	1,657	2,283	+ 37.8%	--	--	--
Months Supply of Inventory	2.5	3.4	+ 36.0%	--	--	--

\* 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

San Diego County —



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

San Diego County —

