

Local Market Update for November 2025

Provided by the North San Diego County REALTORS®.

San Diego County

County

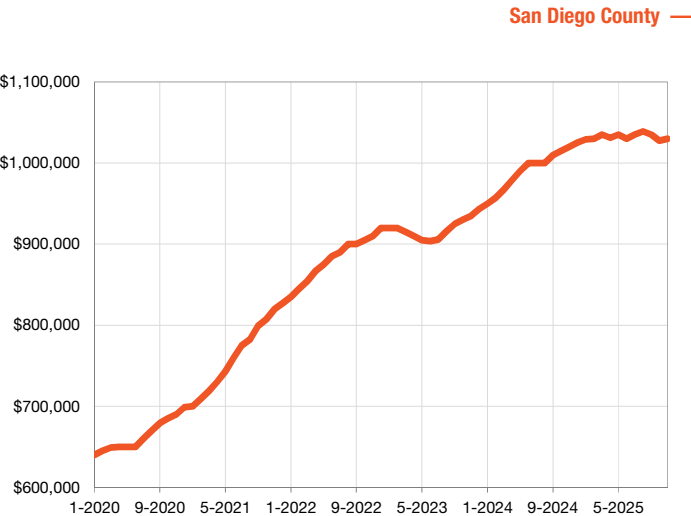
Detached Single-Family	November			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	1,373	1,249	- 9.0%	22,099	24,223	+ 9.6%
Pending Sales	1,112	1,102	- 0.9%	15,361	15,664	+ 2.0%
Closed Sales	1,163	1,088	- 6.4%	15,143	15,489	+ 2.3%
Days on Market Until Sale	30	36	+ 20.0%	24	31	+ 29.2%
Median Sales Price*	\$999,000	\$1,010,000	+ 1.1%	\$1,020,000	\$1,030,000	+ 1.0%
Average Sales Price*	\$1,324,465	\$1,389,617	+ 4.9%	\$1,358,295	\$1,378,998	+ 1.5%
Percent of Original List Price Received*	97.8%	97.1%	- 0.7%	99.1%	97.7%	- 1.4%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	100.1%	99.1%	- 1.0%
Inventory of Homes for Sale	3,795	3,050	- 19.6%	--	--	--
Months Supply of Inventory	3.0	2.3	- 23.3%	--	--	--

* 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	November			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	786	701	- 10.8%	12,348	14,039	+ 13.7%
Pending Sales	595	522	- 12.3%	8,247	8,044	- 2.5%
Closed Sales	612	575	- 6.0%	8,139	8,020	- 1.5%
Days on Market Until Sale	33	43	+ 30.3%	26	35	+ 34.6%
Median Sales Price*	\$670,000	\$660,000	- 1.5%	\$672,000	\$665,000	- 1.0%
Average Sales Price*	\$790,953	\$825,045	+ 4.3%	\$802,841	\$811,889	+ 1.1%
Percent of Original List Price Received*	97.8%	96.6%	- 1.2%	98.9%	97.5%	- 1.4%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	99.9%	99.1%	- 0.8%
Inventory of Homes for Sale	2,253	1,984	- 11.9%	--	--	--
Months Supply of Inventory	3.3	3.0	- 9.1%	--	--	--

* 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

