

Local Market Update for February 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

San Diego County

County

Detached Single-Family

Key Metrics	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	1,587	1,655	+ 4.3%	18,938	22,556	+ 19.1%
Pending Sales	1,240	1,239	- 0.1%	14,459	15,389	+ 6.4%
Closed Sales	1,117	1,009	- 9.7%	14,559	15,339	+ 5.4%
Days on Market Until Sale	25	31	+ 24.0%	23	26	+ 13.0%
Median Sales Price*	\$995,000	\$1,050,000	+ 5.5%	\$957,157	\$1,030,000	+ 7.6%
Average Sales Price*	\$1,365,743	\$1,394,608	+ 2.1%	\$1,289,609	\$1,369,027	+ 6.2%
Percent of Original List Price Received*	100.0%	98.5%	- 1.5%	99.6%	98.8%	- 0.8%
Percent of List Price Received*	100.5%	99.6%	- 0.9%	100.4%	99.9%	- 0.5%
Inventory of Homes for Sale	2,481	2,636	+ 6.2%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--

* 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

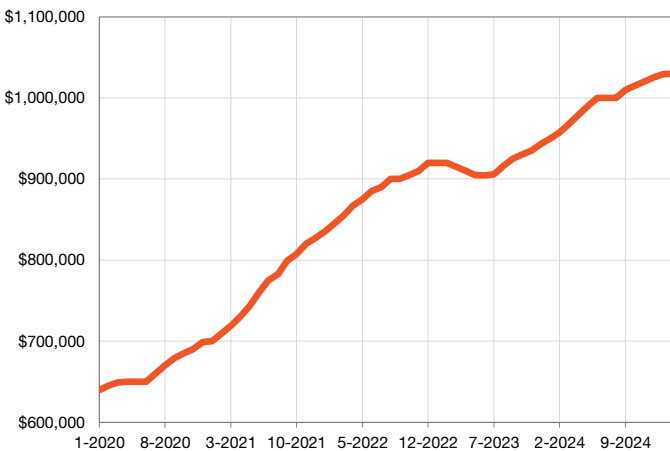
Key Metrics	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	930	1,028	+ 10.5%	10,372	12,713	+ 22.6%
Pending Sales	689	672	- 2.5%	8,063	8,192	+ 1.6%
Closed Sales	686	577	- 15.9%	8,082	8,150	+ 0.8%
Days on Market Until Sale	24	34	+ 41.7%	21	28	+ 33.3%
Median Sales Price*	\$655,000	\$675,000	+ 3.1%	\$650,000	\$675,000	+ 3.8%
Average Sales Price*	\$821,206	\$802,810	- 2.2%	\$776,642	\$804,674	+ 3.6%
Percent of Original List Price Received*	99.2%	98.5%	- 0.7%	100.0%	98.7%	- 1.3%
Percent of List Price Received*	100.0%	99.6%	- 0.4%	100.6%	99.8%	- 0.8%
Inventory of Homes for Sale	1,417	1,783	+ 25.8%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

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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 —

