Local Market Update for October 2025

Provided by the North San Diego County REALTORS®.



South San Diego County

ZIP Codes: 91902, 91910, 91911, 91913, 91914, 91915, 91932, 91950, 92154, 92173

Detached Single-Family	October			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	139	142	+ 2.2%	1,631	1,714	+ 5.1%	
Pending Sales	108	100	- 7.4%	1,165	1,196	+ 2.7%	
Closed Sales	97	113	+ 16.5%	1,133	1,175	+ 3.7%	
Days on Market Until Sale	29	31	+ 6.9%	22	28	+ 27.3%	
Median Sales Price*	\$880,000	\$900,000	+ 2.3%	\$900,000	\$905,000	+ 0.6%	
Average Sales Price*	\$983,323	\$964,425	- 1.9%	\$989,292	\$986,131	- 0.3%	
Percent of Original List Price Received*	98.3%	99.8%	+ 1.5%	99.8%	98.9%	- 0.9%	
Percent of List Price Received*	99.6%	100.4%	+ 0.8%	100.4%	99.8%	- 0.6%	
Inventory of Homes for Sale	286	200	- 30.1%				
Months Supply of Inventory	2.9	2.0	- 31.0%				

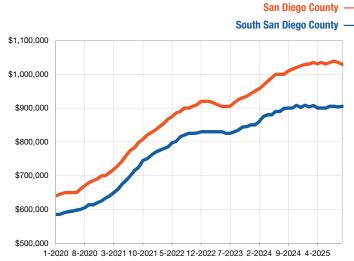
^{*} Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	October			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	91	70	- 23.1%	1,068	1,154	+ 8.1%	
Pending Sales	70	58	- 17.1%	738	713	- 3.4%	
Closed Sales	62	62	0.0%	722	699	- 3.2%	
Days on Market Until Sale	35	35	0.0%	26	32	+ 23.1%	
Median Sales Price*	\$623,000	\$657,500	+ 5.5%	\$640,000	\$636,500	- 0.5%	
Average Sales Price*	\$644,002	\$669,185	+ 3.9%	\$643,111	\$640,157	- 0.5%	
Percent of Original List Price Received*	99.1%	98.3%	- 0.8%	99.5%	98.9%	- 0.6%	
Percent of List Price Received*	100.6%	100.1%	- 0.5%	100.5%	100.2%	- 0.3%	
Inventory of Homes for Sale	202	181	- 10.4%				
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

