

Local Market Update for December 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

South San Diego County

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

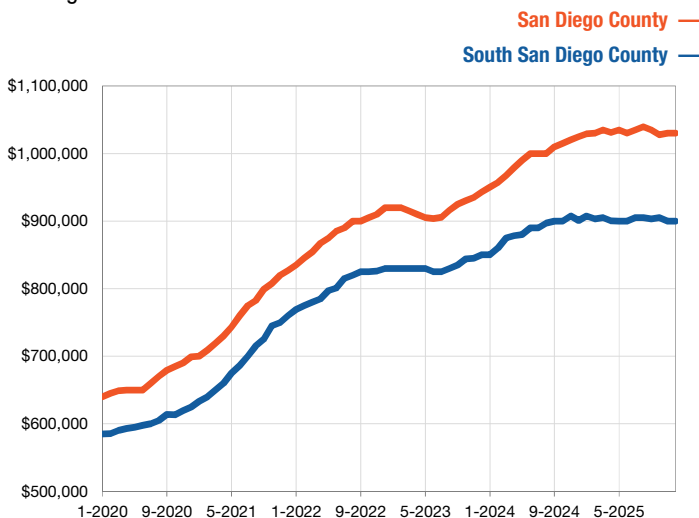
Detached Single-Family	December			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	72	72	0.0%	1,645	1,722	+ 4.7%
Pending Sales	65	78	+ 20.0%	1,176	1,212	+ 3.1%
Closed Sales	93	101	+ 8.6%	1,168	1,194	+ 2.2%
Days on Market Until Sale	27	38	+ 40.7%	23	29	+ 26.1%
Median Sales Price*	\$860,000	\$856,000	- 0.5%	\$901,000	\$900,000	- 0.1%
Average Sales Price*	\$935,789	\$940,174	+ 0.5%	\$992,005	\$979,312	- 1.3%
Percent of Original List Price Received*	98.0%	100.0%	+ 2.0%	99.7%	99.1%	- 0.6%
Percent of List Price Received*	99.5%	100.7%	+ 1.2%	100.4%	100.1%	- 0.3%
Inventory of Homes for Sale	212	141	- 33.5%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--

* 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	December			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	46	41	- 10.9%	1,079	1,164	+ 7.9%
Pending Sales	40	40	0.0%	725	712	- 1.8%
Closed Sales	57	41	- 28.1%	740	686	- 7.3%
Days on Market Until Sale	36	30	- 16.7%	27	33	+ 22.2%
Median Sales Price*	\$615,000	\$660,000	+ 7.3%	\$645,000	\$637,000	- 1.2%
Average Sales Price*	\$629,896	\$652,188	+ 3.5%	\$644,276	\$640,779	- 0.5%
Percent of Original List Price Received*	98.0%	98.8%	+ 0.8%	99.3%	98.8%	- 0.5%
Percent of List Price Received*	99.8%	100.1%	+ 0.3%	100.4%	100.1%	- 0.3%
Inventory of Homes for Sale	174	141	- 19.0%	--	--	--
Months Supply of Inventory	2.9	2.4	- 17.2%	--	--	--

* 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

