

Local Market Update for August 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

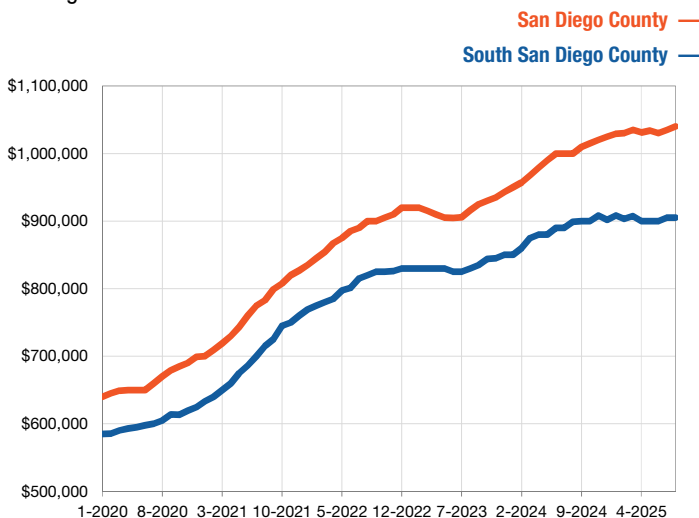
Detached Single-Family	August			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	130	130	0.0%	1,552	1,741	+ 12.2%
Pending Sales	101	137	+ 35.6%	1,125	1,177	+ 4.6%
Closed Sales	109	113	+ 3.7%	1,113	1,132	+ 1.7%
Days on Market Until Sale	27	29	+ 7.4%	21	27	+ 28.6%
Median Sales Price*	\$907,500	\$920,000	+ 1.4%	\$899,000	\$905,000	+ 0.7%
Average Sales Price*	\$978,235	\$985,055	+ 0.7%	\$972,095	\$993,188	+ 2.2%
Percent of Original List Price Received*	98.2%	97.8%	- 0.4%	99.8%	98.9%	- 0.9%
Percent of List Price Received*	99.4%	99.4%	0.0%	100.4%	99.8%	- 0.6%
Inventory of Homes for Sale	251	226	- 10.0%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--

* 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	August			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	92	105	+ 14.1%	1,022	1,157	+ 13.2%
Pending Sales	71	75	+ 5.6%	719	721	+ 0.3%
Closed Sales	68	57	- 16.2%	699	691	- 1.1%
Days on Market Until Sale	24	36	+ 50.0%	24	31	+ 29.2%
Median Sales Price*	\$677,500	\$669,950	- 1.1%	\$645,000	\$629,000	- 2.5%
Average Sales Price*	\$658,572	\$669,738	+ 1.7%	\$644,348	\$632,665	- 1.8%
Percent of Original List Price Received*	99.1%	98.9%	- 0.2%	99.7%	99.0%	- 0.7%
Percent of List Price Received*	100.9%	100.8%	- 0.1%	100.5%	100.4%	- 0.1%
Inventory of Homes for Sale	204	195	- 4.4%	--	--	--
Months Supply of Inventory	3.4	3.2	- 5.9%	--	--	--

* 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

