

Local Market Update for August 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92007 - Cardiff

North San Diego County

Detached Single-Family

| Key Metrics | August | | | Rolling 12 Months | | |
|--|-------------|-------------|----------------|-------------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 8-2024 | Thru 8-2025 | Percent Change |
| New Listings | 6 | 7 | + 16.7% | 88 | 91 | + 3.4% |
| Pending Sales | 7 | 3 | - 57.1% | 63 | 53 | - 15.9% |
| Closed Sales | 3 | 4 | + 33.3% | 61 | 55 | - 9.8% |
| Days on Market Until Sale | 20 | 19 | - 5.0% | 31 | 30 | - 3.2% |
| Median Sales Price* | \$1,812,500 | \$2,330,000 | + 28.6% | \$2,265,000 | \$2,500,000 | + 10.4% |
| Average Sales Price* | \$2,079,746 | \$2,630,000 | + 26.5% | \$2,574,718 | \$2,658,355 | + 3.2% |
| Percent of Original List Price Received* | 93.6% | 89.9% | - 4.0% | 98.4% | 95.1% | - 3.4% |
| Percent of List Price Received* | 98.8% | 92.4% | - 6.5% | 100.2% | 97.5% | - 2.7% |
| Inventory of Homes for Sale | 18 | 15 | - 16.7% | -- | -- | -- |
| Months Supply of Inventory | 3.4 | 3.4 | 0.0% | -- | -- | -- |

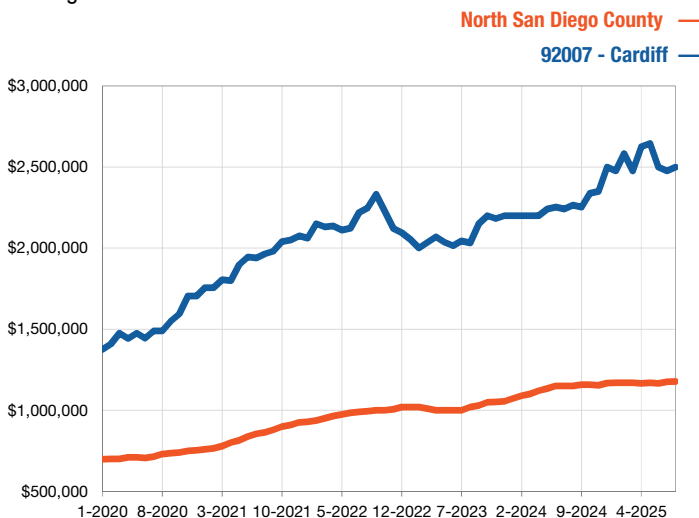
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family

| Key Metrics | August | | | Rolling 12 Months | | |
|--|-------------|-------------|----------------|-------------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 8-2024 | Thru 8-2025 | Percent Change |
| New Listings | 7 | 3 | - 57.1% | 59 | 61 | + 3.4% |
| Pending Sales | 4 | 2 | - 50.0% | 41 | 41 | 0.0% |
| Closed Sales | 2 | 3 | + 50.0% | 40 | 42 | + 5.0% |
| Days on Market Until Sale | 19 | 22 | + 15.8% | 20 | 27 | + 35.0% |
| Median Sales Price* | \$1,731,242 | \$1,100,000 | - 36.5% | \$1,175,000 | \$1,700,500 | + 44.7% |
| Average Sales Price* | \$1,731,242 | \$1,191,667 | - 31.2% | \$1,630,856 | \$1,969,328 | + 20.8% |
| Percent of Original List Price Received* | 97.0% | 96.3% | - 0.7% | 98.7% | 98.4% | - 0.3% |
| Percent of List Price Received* | 97.0% | 97.7% | + 0.7% | 99.5% | 99.1% | - 0.4% |
| Inventory of Homes for Sale | 11 | 8 | - 27.3% | -- | -- | -- |
| Months Supply of Inventory | 3.2 | 2.3 | - 28.1% | -- | -- | -- |

* 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

