

# Local Market Update for July 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



## 92086 - Warner Springs

East San Diego County

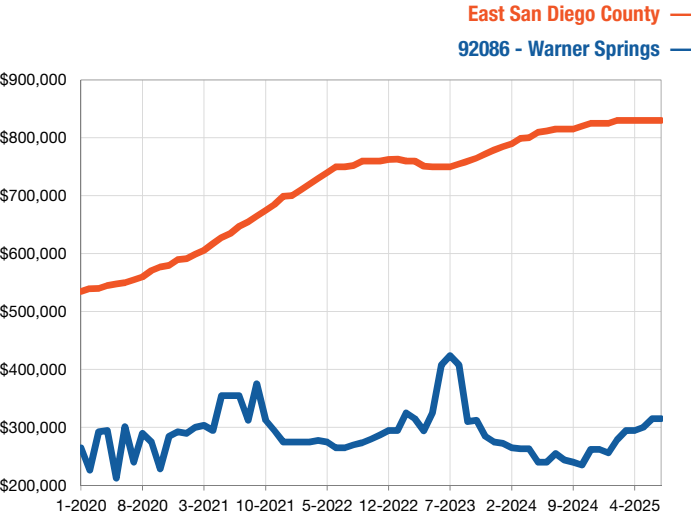
Detached Single-Family	July			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	5	6	+ 20.0%	67	68	+ 1.5%
Pending Sales	3	2	- 33.3%	40	21	- 47.5%
Closed Sales	4	4	0.0%	42	23	- 45.2%
Days on Market Until Sale	42	31	- 26.2%	60	68	+ 13.3%
Median Sales Price*	\$406,000	\$485,000	+ 19.5%	\$255,000	\$315,000	+ 23.5%
Average Sales Price*	\$375,500	\$2,320,000	+ 517.8%	\$310,442	\$732,913	+ 136.1%
Percent of Original List Price Received*	95.5%	97.7%	+ 2.3%	95.7%	93.1%	- 2.7%
Percent of List Price Received*	96.1%	97.7%	+ 1.7%	97.5%	95.4%	- 2.2%
Inventory of Homes for Sale	16	28	+ 75.0%	--	--	--
Months Supply of Inventory	4.8	13.3	+ 177.1%	--	--	--

\* 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.

Attached Single-Family	July			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	0	0	--	0	0	--
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	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.

Median Sales Price – Detached Single-Family  
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family  
Rolling 12-Month Calculation

