

Local Market Update for August 2025

Provided by the North San Diego County REALTORS®.

San Diego County

County

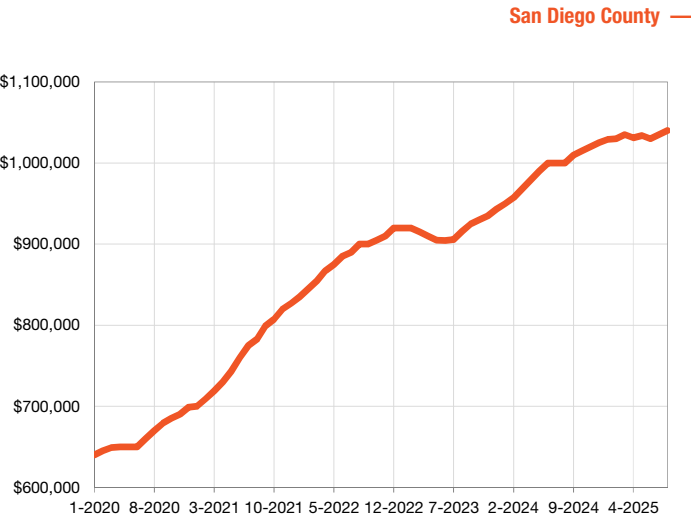
Detached Single-Family	August			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	2,201	1,834	- 16.7%	21,329	23,832	+ 11.7%
Pending Sales	1,364	1,405	+ 3.0%	14,784	15,448	+ 4.5%
Closed Sales	1,418	1,381	- 2.6%	14,651	15,269	+ 4.2%
Days on Market Until Sale	23	32	+ 39.1%	22	29	+ 31.8%
Median Sales Price*	\$1,030,000	\$1,055,000	+ 2.4%	\$1,000,000	\$1,040,000	+ 4.0%
Average Sales Price*	\$1,355,701	\$1,426,246	+ 5.2%	\$1,343,789	\$1,369,314	+ 1.9%
Percent of Original List Price Received*	98.5%	96.6%	- 1.9%	99.4%	97.9%	- 1.5%
Percent of List Price Received*	99.8%	98.5%	- 1.3%	100.2%	99.3%	- 0.9%
Inventory of Homes for Sale	3,970	3,726	- 6.1%	--	--	--
Months Supply of Inventory	3.2	2.9	- 9.4%	--	--	--

* 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	August			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	1,204	1,165	- 3.2%	11,883	13,985	+ 17.7%
Pending Sales	694	732	+ 5.5%	8,027	8,058	+ 0.4%
Closed Sales	793	675	- 14.9%	8,008	7,908	- 1.2%
Days on Market Until Sale	28	36	+ 28.6%	23	33	+ 43.5%
Median Sales Price*	\$675,000	\$665,000	- 1.5%	\$670,000	\$665,000	- 0.7%
Average Sales Price*	\$788,379	\$815,577	+ 3.4%	\$803,890	\$805,718	+ 0.2%
Percent of Original List Price Received*	98.0%	96.9%	- 1.1%	99.3%	97.8%	- 1.5%
Percent of List Price Received*	99.4%	99.0%	- 0.4%	100.1%	99.3%	- 0.8%
Inventory of Homes for Sale	2,358	2,512	+ 6.5%	--	--	--
Months Supply of Inventory	3.5	3.7	+ 5.7%	--	--	--

* 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

