

Local Market Update for May 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

San Diego County

County

Detached Single-Family	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	2,309	2,215	- 4.1%	20,227	23,444	+ 15.9%
Pending Sales	1,496	1,446	- 3.3%	14,603	15,432	+ 5.7%
Closed Sales	1,460	1,359	- 6.9%	14,537	15,354	+ 5.6%
Days on Market Until Sale	21	24	+ 14.3%	22	27	+ 22.7%
Median Sales Price*	\$1,050,000	\$1,075,000	+ 2.4%	\$990,000	\$1,035,000	+ 4.5%
Average Sales Price*	\$1,402,655	\$1,413,331	+ 0.8%	\$1,320,189	\$1,370,482	+ 3.8%
Percent of Original List Price Received*	100.3%	98.4%	- 1.9%	99.9%	98.3%	- 1.6%
Percent of List Price Received*	100.9%	99.5%	- 1.4%	100.6%	99.6%	- 1.0%
Inventory of Homes for Sale	3,436	3,721	+ 8.3%	--	--	--
Months Supply of Inventory	2.8	2.9	+ 3.6%	--	--	--

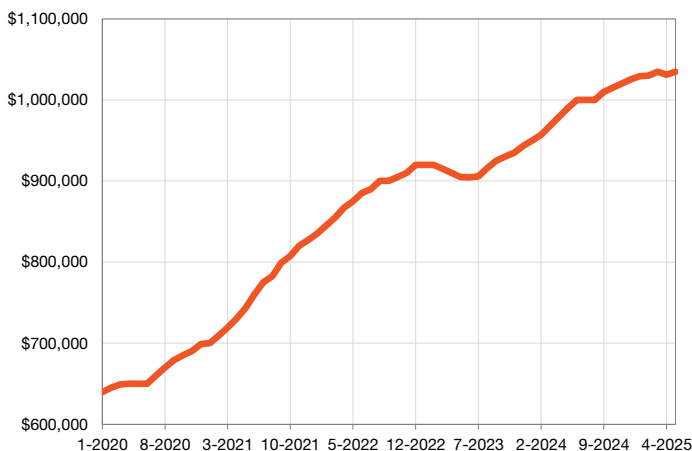
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	1,222	1,262	+ 3.3%	11,076	13,527	+ 22.1%
Pending Sales	771	700	- 9.2%	8,066	8,073	+ 0.1%
Closed Sales	796	686	- 13.8%	8,031	8,050	+ 0.2%
Days on Market Until Sale	21	31	+ 47.6%	21	30	+ 42.9%
Median Sales Price*	\$682,250	\$685,000	+ 0.4%	\$661,000	\$675,000	+ 2.1%
Average Sales Price*	\$827,038	\$837,555	+ 1.3%	\$795,556	\$808,409	+ 1.6%
Percent of Original List Price Received*	100.0%	97.9%	- 2.1%	99.9%	98.2%	- 1.7%
Percent of List Price Received*	100.6%	99.3%	- 1.3%	100.5%	99.5%	- 1.0%
Inventory of Homes for Sale	1,877	2,440	+ 30.0%	--	--	--
Months Supply of Inventory	2.8	3.6	+ 28.6%	--	--	--

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

San Diego County —



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

San Diego County —

