

Local Market Update for December 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

San Diego County

County

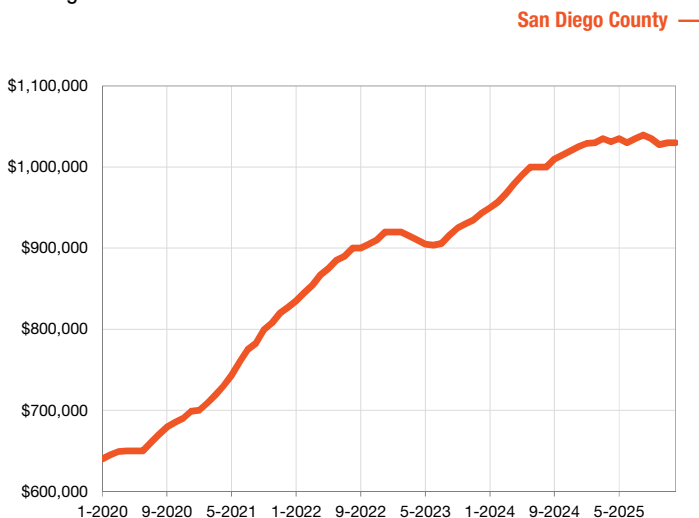
Detached Single-Family	December			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	1,033	953	- 7.7%	22,270	24,238	+ 8.8%
Pending Sales	897	991	+ 10.5%	15,415	15,774	+ 2.3%
Closed Sales	1,187	1,237	+ 4.2%	15,401	15,577	+ 1.1%
Days on Market Until Sale	34	36	+ 5.9%	25	31	+ 24.0%
Median Sales Price*	\$990,000	\$997,627	+ 0.8%	\$1,025,000	\$1,030,000	+ 0.5%
Average Sales Price*	\$1,284,450	\$1,340,543	+ 4.4%	\$1,359,602	\$1,383,115	+ 1.7%
Percent of Original List Price Received*	97.2%	97.3%	+ 0.1%	99.0%	97.7%	- 1.3%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	100.0%	99.1%	- 0.9%
Inventory of Homes for Sale	3,087	2,303	- 25.4%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--

* 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	December			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	564	509	- 9.8%	12,424	14,059	+ 13.2%
Pending Sales	497	446	- 10.3%	8,268	7,999	- 3.3%
Closed Sales	633	562	- 11.2%	8,277	7,977	- 3.6%
Days on Market Until Sale	35	44	+ 25.7%	27	36	+ 33.3%
Median Sales Price*	\$656,750	\$682,500	+ 3.9%	\$671,500	\$669,900	- 0.2%
Average Sales Price*	\$768,388	\$828,119	+ 7.8%	\$804,225	\$816,285	+ 1.5%
Percent of Original List Price Received*	97.4%	96.9%	- 0.5%	98.8%	97.5%	- 1.3%
Percent of List Price Received*	98.9%	99.1%	+ 0.2%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	1,831	1,541	- 15.8%	--	--	--
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.

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



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

