

# Local Market Update for July 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



## San Diego County

County

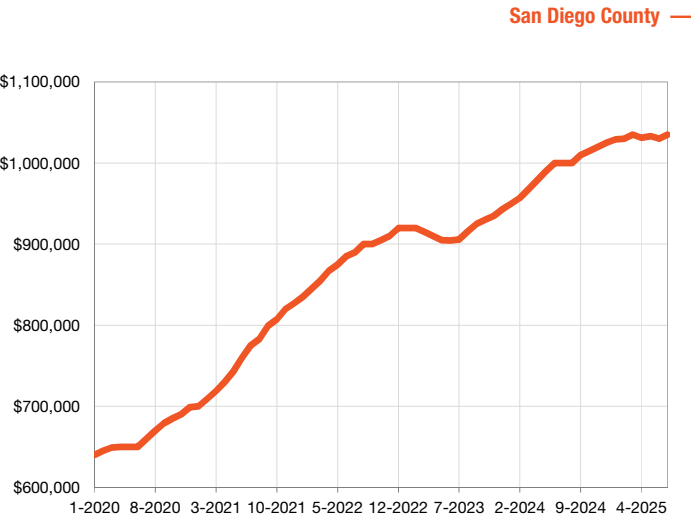
Detached Single-Family	July			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	2,089	2,110	+ 1.0%	20,806	23,976	+ 15.2%
Pending Sales	1,392	1,407	+ 1.1%	14,666	15,376	+ 4.8%
Closed Sales	1,496	1,332	- 11.0%	14,650	15,249	+ 4.1%
Days on Market Until Sale	22	31	+ 40.9%	22	28	+ 27.3%
Median Sales Price*	\$1,025,000	\$1,065,000	+ 3.9%	\$1,000,000	\$1,035,000	+ 3.5%
Average Sales Price*	\$1,366,857	\$1,379,501	+ 0.9%	\$1,340,280	\$1,362,683	+ 1.7%
Percent of Original List Price Received*	98.9%	97.2%	- 1.7%	99.5%	98.0%	- 1.5%
Percent of List Price Received*	100.0%	98.9%	- 1.1%	100.3%	99.4%	- 0.9%
Inventory of Homes for Sale	3,770	3,955	+ 4.9%	--	--	--
Months Supply of Inventory	3.1	3.1	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	July			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	1,174	1,287	+ 9.6%	11,644	13,931	+ 19.6%
Pending Sales	771	747	- 3.1%	8,044	8,018	- 0.3%
Closed Sales	755	675	- 10.6%	7,992	7,996	+ 0.1%
Days on Market Until Sale	23	36	+ 56.5%	22	32	+ 45.5%
Median Sales Price*	\$700,000	\$650,000	- 7.1%	\$670,000	\$669,000	- 0.1%
Average Sales Price*	\$829,637	\$801,574	- 3.4%	\$805,849	\$803,723	- 0.3%
Percent of Original List Price Received*	98.8%	97.5%	- 1.3%	99.5%	97.9%	- 1.6%
Percent of List Price Received*	99.9%	99.0%	- 0.9%	100.2%	99.3%	- 0.9%
Inventory of Homes for Sale	2,225	2,618	+ 17.7%	--	--	--
Months Supply of Inventory	3.3	3.9	+ 18.2%	--	--	--

\* 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

