

Local Market Update for December 2025

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92101

Downtown

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		1	0	- 100.0%	5	22	+ 340.0%
Pending Sales		0	0	--	4	7	+ 75.0%
Closed Sales		0	0	--	4	7	+ 75.0%
Median Sales Price*		\$0	\$0	--	\$2,662,500	\$1,100,000	- 58.7%
Percent of Original List Price Received*		0.0%	0.0%	--	77.7%	96.7%	+ 24.5%
Days on Market Until Sale		0	0	--	108	45	- 58.3%
Inventory of Homes for Sale		1	3	+ 200.0%	--	--	--
Months Supply of Inventory		1.0	2.6	+ 160.0%	--	--	--

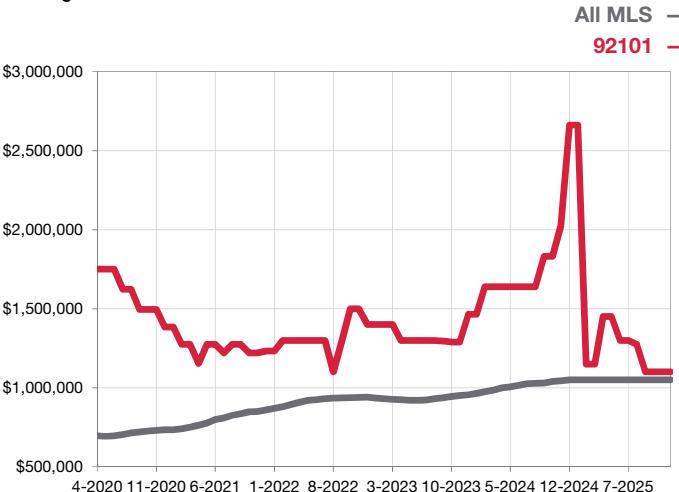
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		59	35	- 40.7%	1131	1245	+ 10.1%
Pending Sales		40	16	- 60.0%	599	515	- 14.0%
Closed Sales		44	28	- 36.4%	601	526	- 12.5%
Median Sales Price*		\$790,000	\$772,500	- 2.2%	\$724,950	\$725,000	+ 0.0%
Percent of Original List Price Received*		96.3%	95.6%	- 0.7%	97.1%	96.2%	- 0.9%
Days on Market Until Sale		64	60	- 6.3%	44	50	+ 13.6%
Inventory of Homes for Sale		185	177	- 4.3%	--	--	--
Months Supply of Inventory		3.7	4.1	+ 10.8%	--	--	--

* 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 – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

