

Local Market Update for February 2025

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

92101

Downtown

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	1	2	+ 100.0%	2	7	+ 250.0%
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$2,025,000	\$815,000	- 59.8%	\$2,025,000	\$815,000	- 59.8%
Percent of Original List Price Received*	101.5%	101.9%	+ 0.4%	101.5%	101.9%	+ 0.4%
Days on Market Until Sale	89	17	- 80.9%	89	17	- 80.9%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	5.0	4.0	- 20.0%	--	--	--

* 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.

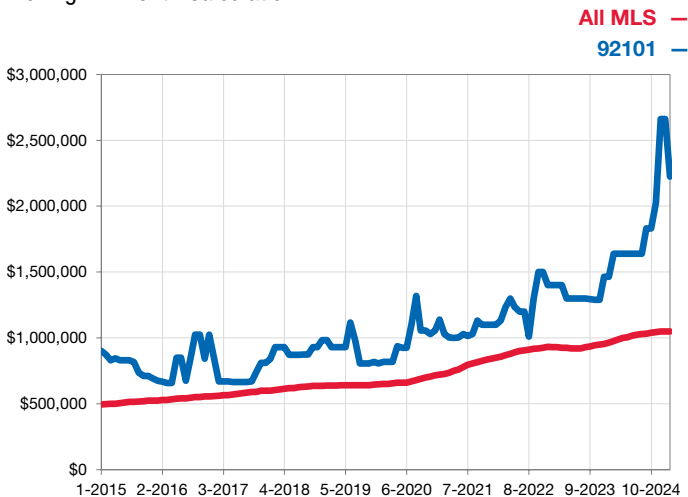
Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	115	118	+ 2.6%	218	246	+ 12.8%
Pending Sales	47	38	- 19.1%	104	85	- 18.3%
Closed Sales	47	39	- 17.0%	94	73	- 22.3%
Median Sales Price*	\$729,000	\$780,000	+ 7.0%	\$722,450	\$725,000	+ 0.4%
Percent of Original List Price Received*	97.8%	98.2%	+ 0.4%	97.2%	97.7%	+ 0.5%
Days on Market Until Sale	38	43	+ 13.2%	40	45	+ 12.5%
Inventory of Homes for Sale	208	247	+ 18.8%	--	--	--
Months Supply of Inventory	4.4	5.1	+ 15.9%	--	--	--

* 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

