

Local Market Update for March 2025

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

92106

Point Loma

Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	17	31	+ 82.4%	46	74	+ 60.9%
Pending Sales	12	12	0.0%	42	32	- 23.8%
Closed Sales	15	11	- 26.7%	34	25	- 26.5%
Median Sales Price*	\$1,885,000	\$1,950,000	+ 3.4%	\$1,855,000	\$1,950,000	+ 5.1%
Percent of Original List Price Received*	101.0%	102.8%	+ 1.8%	99.1%	99.4%	+ 0.3%
Days on Market Until Sale	37	25	- 32.4%	37	33	- 10.8%
Inventory of Homes for Sale	24	44	+ 83.3%	--	--	--
Months Supply of Inventory	2.3	4.0	+ 73.9%	--	--	--

* 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.

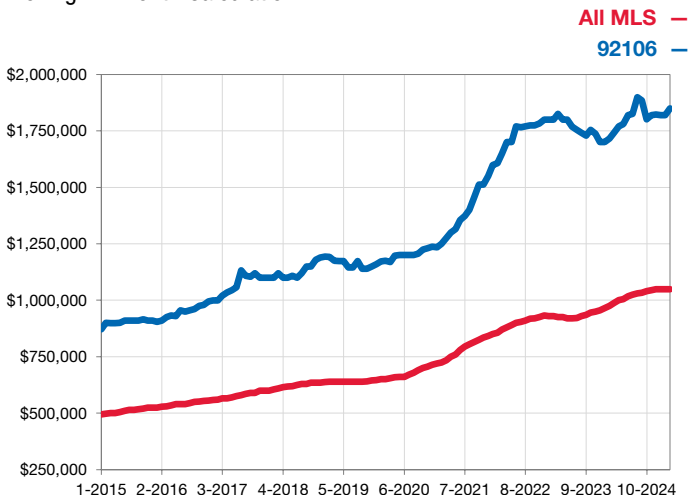
Townhouse-Condo

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	5	10	+ 100.0%	11	28	+ 154.5%
Pending Sales	5	4	- 20.0%	9	15	+ 66.7%
Closed Sales	2	4	+ 100.0%	7	14	+ 100.0%
Median Sales Price*	\$607,200	\$1,135,000	+ 86.9%	\$975,000	\$1,185,000	+ 21.5%
Percent of Original List Price Received*	93.4%	100.3%	+ 7.4%	97.7%	98.9%	+ 1.2%
Days on Market Until Sale	110	29	- 73.6%	54	24	- 55.6%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	1.8	3.7	+ 105.6%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

