

Local Market Update for March 2025

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

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Single Family	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	16	12	- 25.0%	33	51	+ 54.5%
Pending Sales	11	8	- 27.3%	23	28	+ 21.7%
Closed Sales	7	7	0.0%	20	21	+ 5.0%
Median Sales Price*	\$1,650,000	\$1,697,000	+ 2.8%	\$1,495,000	\$1,585,000	+ 6.0%
Percent of Original List Price Received*	96.6%	98.7%	+ 2.2%	95.6%	101.2%	+ 5.9%
Days on Market Until Sale	18	27	+ 50.0%	30	26	- 13.3%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--

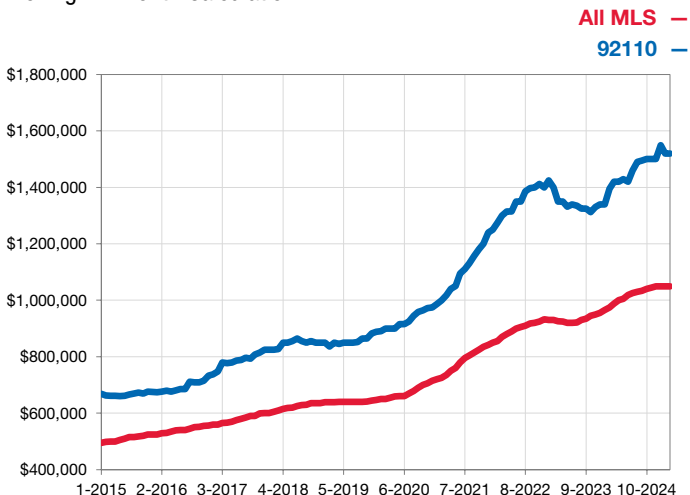
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	11	16	+ 45.5%	29	56	+ 93.1%
Pending Sales	14	9	- 35.7%	29	33	+ 13.8%
Closed Sales	10	10	0.0%	28	30	+ 7.1%
Median Sales Price*	\$532,500	\$708,000	+ 33.0%	\$567,500	\$699,500	+ 23.3%
Percent of Original List Price Received*	101.3%	100.4%	- 0.9%	100.7%	99.5%	- 1.2%
Days on Market Until Sale	25	25	0.0%	24	24	0.0%
Inventory of Homes for Sale	5	28	+ 460.0%	--	--	--
Months Supply of Inventory	0.5	2.7	+ 440.0%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

