

Local Market Update for March 2025

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

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Tierrasanta

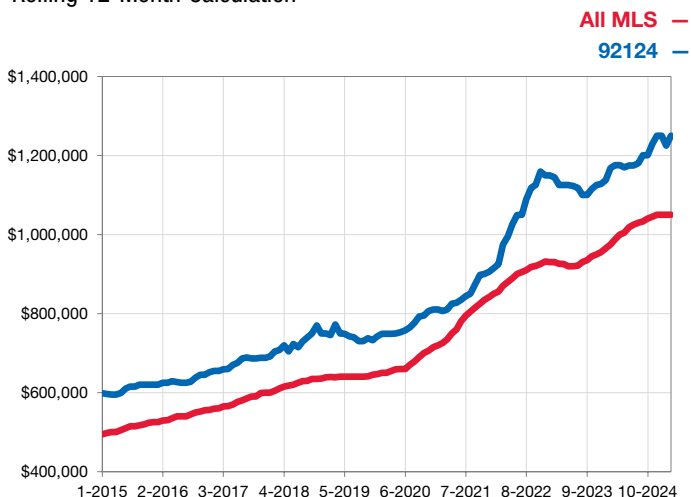
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	10	10	0.0%	24	29	+ 20.8%
Pending Sales	6	13	+ 116.7%	21	26	+ 23.8%
Closed Sales	6	8	+ 33.3%	19	22	+ 15.8%
Median Sales Price*	\$1,190,500	\$1,364,950	+ 14.7%	\$1,255,000	\$1,200,000	- 4.4%
Percent of Original List Price Received*	103.7%	99.7%	- 3.9%	102.6%	99.8%	- 2.7%
Days on Market Until Sale	15	26	+ 73.3%	18	35	+ 94.4%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

* 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	9	9	0.0%	25	23	- 8.0%
Pending Sales	9	9	0.0%	21	19	- 9.5%
Closed Sales	7	5	- 28.6%	16	14	- 12.5%
Median Sales Price*	\$850,000	\$771,000	- 9.3%	\$815,000	\$749,500	- 8.0%
Percent of Original List Price Received*	104.3%	96.4%	- 7.6%	102.6%	97.1%	- 5.4%
Days on Market Until Sale	9	56	+ 522.2%	16	49	+ 206.3%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--
Months Supply of Inventory	0.7	1.8	+ 157.1%	--	--	--

* 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

