

# Local Market Update for July 2025

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

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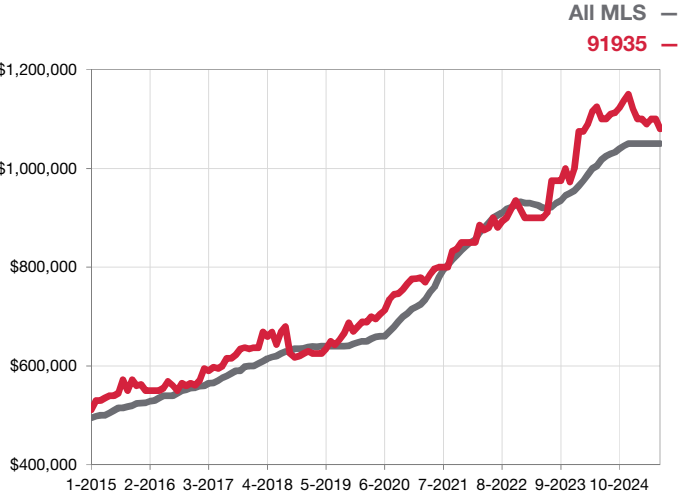
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	13	3	- 76.9%	73	84	+ 15.1%
Pending Sales	7	4	- 42.9%	47	49	+ 4.3%
Closed Sales	1	7	+ 600.0%	43	50	+ 16.3%
Median Sales Price*	\$1,800,000	\$950,000	- 47.2%	\$1,125,000	\$993,000	- 11.7%
Percent of Original List Price Received*	97.6%	100.9%	+ 3.4%	96.9%	95.9%	- 1.0%
Days on Market Until Sale	72	25	- 65.3%	55	50	- 9.1%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	4.6	3.2	- 30.4%	--	--	--

\* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	1	0	- 100.0%	4	0	- 100.0%
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$441,000	\$0	- 100.0%	\$441,000	\$0	- 100.0%
Percent of Original List Price Received*	80.2%	0.0%	- 100.0%	80.2%	0.0%	- 100.0%
Days on Market Until Sale	66	0	- 100.0%	66	0	- 100.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--

\* 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

