

Local Market Update for May 2025

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

91978

Rancho San Diego

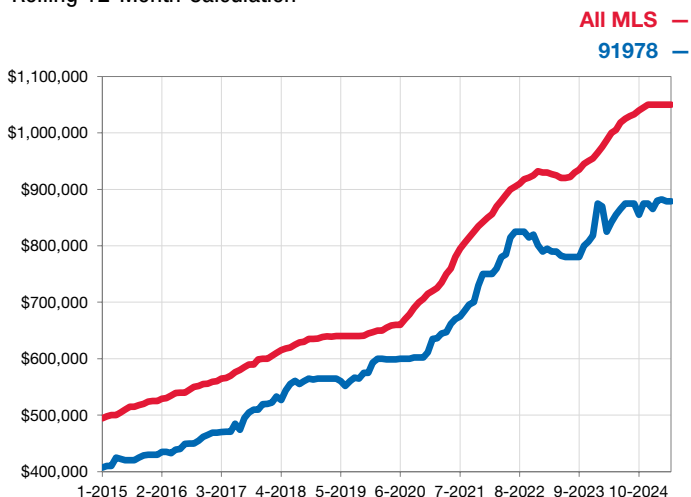
| Detached | May | | | Year to Date | | |
|------------------------------------------|-----------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 5-2024 | Thru 5-2025 | Percent Change |
| New Listings | 7 | 8 | + 14.3% | 24 | 30 | + 25.0% |
| Pending Sales | 7 | 8 | + 14.3% | 18 | 23 | + 27.8% |
| Closed Sales | 3 | 5 | + 66.7% | 16 | 16 | 0.0% |
| Median Sales Price* | \$927,000 | \$1,087,500 | + 17.3% | \$855,000 | \$886,000 | + 3.6% |
| Percent of Original List Price Received* | 102.5% | 104.4% | + 1.9% | 101.1% | 101.8% | + 0.7% |
| Days on Market Until Sale | 9 | 16 | + 77.8% | 17 | 30 | + 76.5% |
| Inventory of Homes for Sale | 5 | 7 | + 40.0% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.4 | 0.0% | -- | -- | -- |

* 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.

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|------------------------------------------|-----------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 5-2024 | Thru 5-2025 | Percent Change |
| New Listings | 2 | 2 | 0.0% | 10 | 9 | - 10.0% |
| Pending Sales | 1 | 2 | + 100.0% | 9 | 6 | - 33.3% |
| Closed Sales | 2 | 0 | - 100.0% | 10 | 4 | - 60.0% |
| Median Sales Price* | \$490,500 | \$0 | - 100.0% | \$490,500 | \$557,000 | + 13.6% |
| Percent of Original List Price Received* | 100.7% | 0.0% | - 100.0% | 101.5% | 100.2% | - 1.3% |
| Days on Market Until Sale | 12 | 0 | - 100.0% | 11 | 26 | + 136.4% |
| Inventory of Homes for Sale | 3 | 2 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.4 | 0.0% | -- | -- | -- |

* 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

