

Local Market Update for May 2025

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

92101

Downtown

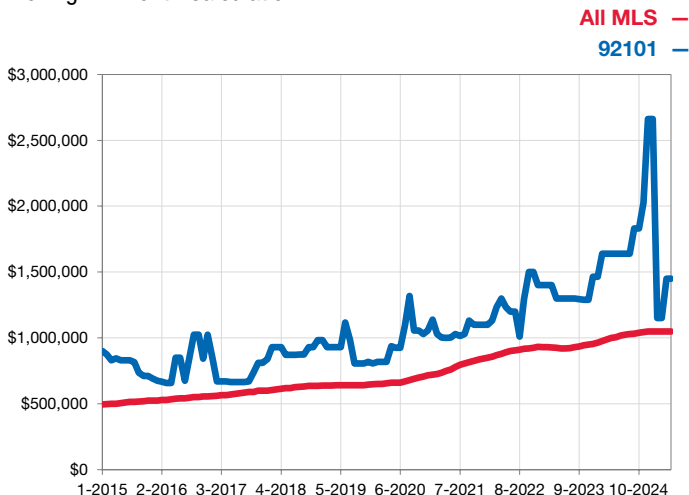
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	1	3	+ 200.0%	5	13	+ 160.0%
Pending Sales	0	1	--	2	5	+ 150.0%
Closed Sales	0	0	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$0	--	\$2,025,000	\$1,218,000	- 39.9%
Percent of Original List Price Received*	0.0%	0.0%	--	101.5%	100.7%	- 0.8%
Days on Market Until Sale	0	0	--	89	25	- 71.9%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	4.0	3.4	- 15.0%	--	--	--

* 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.

Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	137	123	- 10.2%	560	632	+ 12.9%
Pending Sales	63	50	- 20.6%	279	229	- 17.9%
Closed Sales	58	44	- 24.1%	258	209	- 19.0%
Median Sales Price*	\$797,500	\$802,500	+ 0.6%	\$727,000	\$750,000	+ 3.2%
Percent of Original List Price Received*	97.4%	96.0%	- 1.4%	97.6%	97.4%	- 0.2%
Days on Market Until Sale	44	41	- 6.8%	42	42	0.0%
Inventory of Homes for Sale	257	300	+ 16.7%	--	--	--
Months Supply of Inventory	5.2	6.6	+ 26.9%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

