

# Local Market Update for March 2025

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

## 92101

### Downtown

#### Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	0	3	--	2	10	+ 400.0%
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$2,025,000	\$900,500	- 55.5%
Percent of Original List Price Received*	0.0%	0.0%	--	101.5%	104.5%	+ 3.0%
Days on Market Until Sale	0	0	--	89	9	- 89.9%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	4.0	3.0	- 25.0%	--	--	--

\* 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

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	84	133	+ 58.3%	302	383	+ 26.8%
Pending Sales	58	47	- 19.0%	162	135	- 16.7%
Closed Sales	55	42	- 23.6%	149	115	- 22.8%
Median Sales Price*	\$699,000	\$767,500	+ 9.8%	\$712,500	\$731,600	+ 2.7%
Percent of Original List Price Received*	97.7%	96.6%	- 1.1%	97.4%	97.4%	0.0%
Days on Market Until Sale	47	43	- 8.5%	42	44	+ 4.8%
Inventory of Homes for Sale	202	292	+ 44.6%	--	--	--
Months Supply of Inventory	4.2	6.1	+ 45.2%	--	--	--

\* 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

