

Local Market Update for December 2025

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

92104

North Park

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		3	3	0.0%	188	199	+ 5.9%
Pending Sales		6	8	+ 33.3%	122	131	+ 7.4%
Closed Sales		10	11	+ 10.0%	129	128	- 0.8%
Median Sales Price*		\$1,125,000	\$1,275,000	+ 13.3%	\$1,200,000	\$1,210,000	+ 0.8%
Percent of Original List Price Received*		95.0%	96.1%	+ 1.2%	98.7%	98.5%	- 0.2%
Days on Market Until Sale		40	38	- 5.0%	27	26	- 3.7%
Inventory of Homes for Sale		19	10	- 47.4%	--	--	--
Months Supply of Inventory		1.9	0.9	- 52.6%	--	--	--

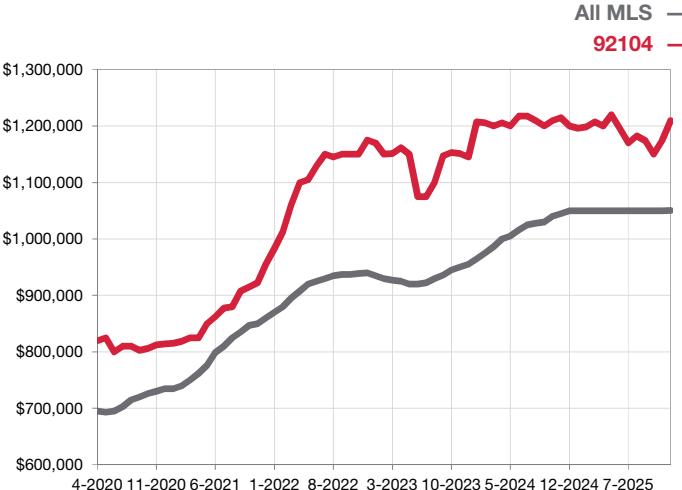
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		6	1	- 83.3%	197	189	- 4.1%
Pending Sales		4	6	+ 50.0%	136	129	- 5.1%
Closed Sales		10	8	- 20.0%	139	128	- 7.9%
Median Sales Price*		\$632,999	\$596,000	- 5.8%	\$603,000	\$597,000	- 1.0%
Percent of Original List Price Received*		99.2%	97.6%	- 1.6%	98.9%	97.2%	- 1.7%
Days on Market Until Sale		24	29	+ 20.8%	27	45	+ 66.7%
Inventory of Homes for Sale		21	4	- 81.0%	--	--	--
Months Supply of Inventory		1.9	0.4	- 78.9%	--	--	--

* 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

