

Local Market Update for April 2025

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

92104

North Park

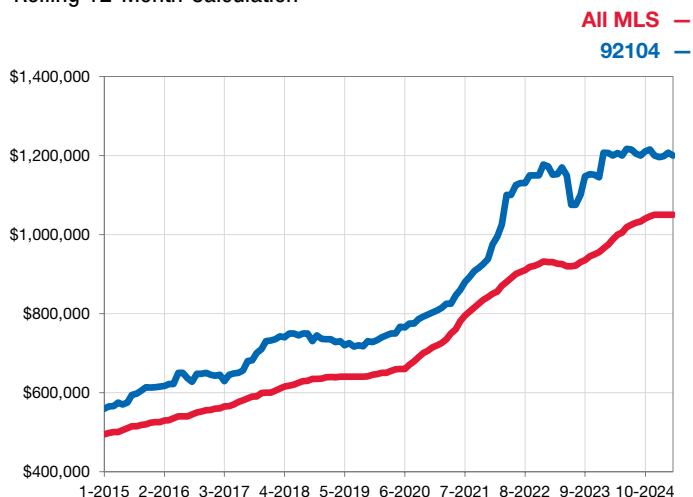
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	11	21	+ 90.9%	58	72	+ 24.1%
Pending Sales	9	10	+ 11.1%	41	45	+ 9.8%
Closed Sales	10	13	+ 30.0%	43	39	- 9.3%
Median Sales Price*	\$1,250,250	\$1,150,000	- 8.0%	\$1,210,000	\$1,225,000	+ 1.2%
Percent of Original List Price Received*	98.4%	100.8%	+ 2.4%	99.6%	100.6%	+ 1.0%
Days on Market Until Sale	8	30	+ 275.0%	24	21	- 12.5%
Inventory of Homes for Sale	15	26	+ 73.3%	--	--	--
Months Supply of Inventory	1.5	2.5	+ 66.7%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	15	25	+ 66.7%	68	89	+ 30.9%
Pending Sales	11	12	+ 9.1%	47	45	- 4.3%
Closed Sales	8	6	- 25.0%	43	38	- 11.6%
Median Sales Price*	\$525,750	\$530,250	+ 0.9%	\$655,000	\$618,000	- 5.6%
Percent of Original List Price Received*	100.3%	99.8%	- 0.5%	101.5%	98.4%	- 3.1%
Days on Market Until Sale	37	31	- 16.2%	26	40	+ 53.8%
Inventory of Homes for Sale	27	35	+ 29.6%	--	--	--
Months Supply of Inventory	2.4	3.1	+ 29.2%	--	--	--

* 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

