

Local Market Update for August 2025

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

92104

North Park

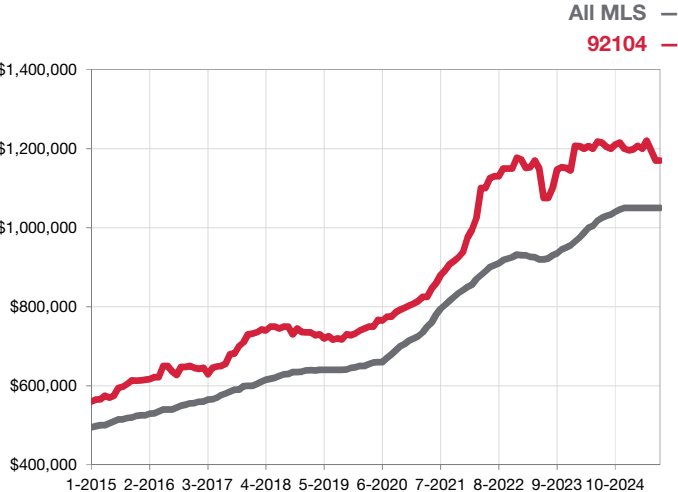
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	14	14	0.0%	131	147	+ 12.2%
Pending Sales	10	11	+ 10.0%	82	88	+ 7.3%
Closed Sales	12	8	- 33.3%	86	80	- 7.0%
Median Sales Price*	\$1,115,250	\$1,040,000	- 6.7%	\$1,200,000	\$1,160,000	- 3.3%
Percent of Original List Price Received*	99.9%	96.0%	- 3.9%	98.8%	99.4%	+ 0.6%
Days on Market Until Sale	41	40	- 2.4%	25	24	- 4.0%
Inventory of Homes for Sale	26	24	- 7.7%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--

* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	25	20	- 20.0%	161	167	+ 3.7%
Pending Sales	14	8	- 42.9%	93	89	- 4.3%
Closed Sales	13	7	- 46.2%	87	84	- 3.4%
Median Sales Price*	\$619,000	\$774,999	+ 25.2%	\$635,000	\$615,000	- 3.1%
Percent of Original List Price Received*	96.1%	96.8%	+ 0.7%	100.0%	97.9%	- 2.1%
Days on Market Until Sale	31	31	0.0%	25	44	+ 76.0%
Inventory of Homes for Sale	38	35	- 7.9%	--	--	--
Months Supply of Inventory	3.7	3.2	- 13.5%	--	--	--

* 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

