

Local Market Update for February 2025

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

92104

North Park

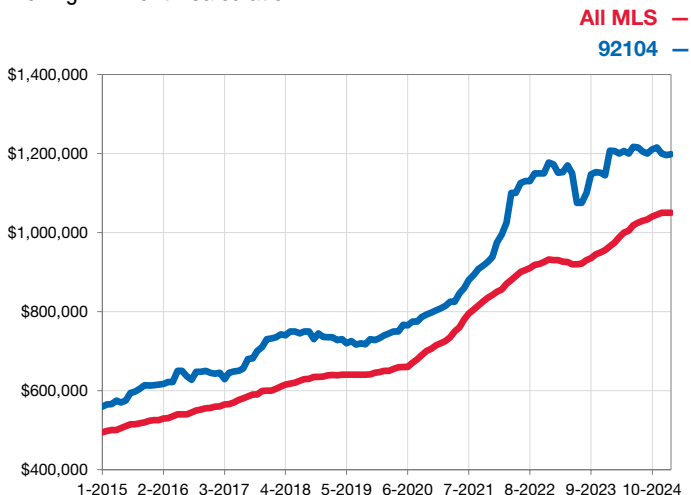
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	14	12	- 14.3%	25	38	+ 52.0%
Pending Sales	12	15	+ 25.0%	21	21	0.0%
Closed Sales	8	4	- 50.0%	21	12	- 42.9%
Median Sales Price*	\$1,204,500	\$1,550,000	+ 28.7%	\$1,210,000	\$1,182,500	- 2.3%
Percent of Original List Price Received*	98.2%	106.8%	+ 8.8%	99.0%	101.9%	+ 2.9%
Days on Market Until Sale	38	15	- 60.5%	33	16	- 51.5%
Inventory of Homes for Sale	10	23	+ 130.0%	--	--	--
Months Supply of Inventory	1.0	2.3	+ 130.0%	--	--	--

* 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	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	19	12	- 36.8%	35	43	+ 22.9%
Pending Sales	11	11	0.0%	25	25	0.0%
Closed Sales	11	12	+ 9.1%	20	16	- 20.0%
Median Sales Price*	\$661,000	\$776,250	+ 17.4%	\$658,000	\$663,250	+ 0.8%
Percent of Original List Price Received*	101.5%	99.7%	- 1.8%	101.1%	98.5%	- 2.6%
Days on Market Until Sale	16	34	+ 112.5%	21	47	+ 123.8%
Inventory of Homes for Sale	22	23	+ 4.5%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

* 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

