

# Local Market Update for December 2025

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

92105

City Heights

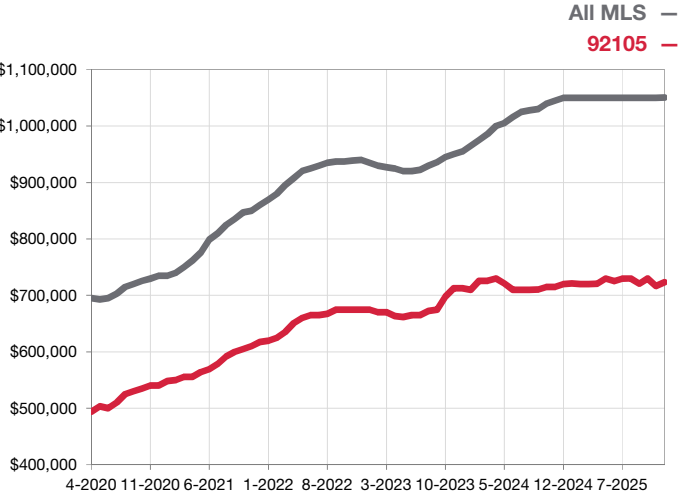
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	6	6	0.0%	182	188	+ 3.3%
Pending Sales	7	12	+ 71.4%	156	118	- 24.4%
Closed Sales	13	11	- 15.4%	159	116	- 27.0%
Median Sales Price*	\$740,000	\$785,000	+ 6.1%	\$720,000	\$723,500	+ 0.5%
Percent of Original List Price Received*	96.1%	97.8%	+ 1.8%	99.8%	99.3%	- 0.5%
Days on Market Until Sale	42	30	- 28.6%	29	24	- 17.2%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--

\* 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.

Attached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	6	2	- 66.7%	117	137	+ 17.1%
Pending Sales	1	7	+ 600.0%	74	89	+ 20.3%
Closed Sales	7	12	+ 71.4%	78	81	+ 3.8%
Median Sales Price*	\$420,000	\$480,600	+ 14.4%	\$426,000	\$460,000	+ 8.0%
Percent of Original List Price Received*	99.3%	98.9%	- 0.4%	99.0%	97.8%	- 1.2%
Days on Market Until Sale	32	33	+ 3.1%	30	42	+ 40.0%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	3.7	1.8	- 51.4%	--	--	--

\* 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

