

# Local Market Update for February 2025

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

## 92106

Point Loma

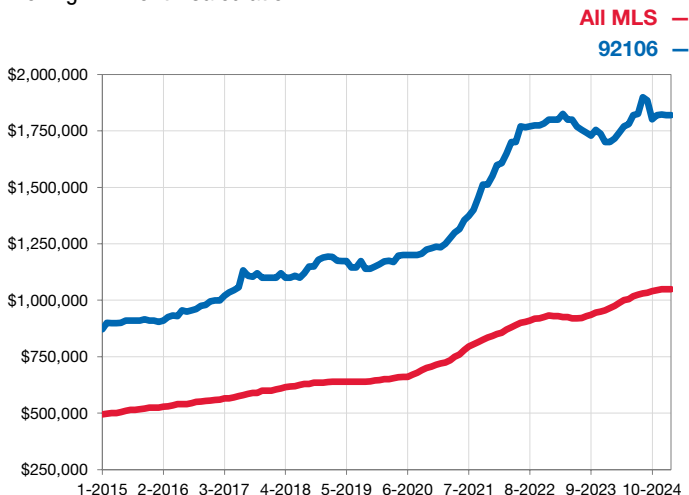
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
<b>Key Metrics</b>						
New Listings	11	19	+ 72.7%	29	42	+ 44.8%
Pending Sales	18	6	- 66.7%	30	20	- 33.3%
Closed Sales	13	9	- 30.8%	19	14	- 26.3%
Median Sales Price*	\$1,620,000	\$1,700,000	+ 4.9%	\$1,825,000	\$1,937,500	+ 6.2%
Percent of Original List Price Received*	97.6%	97.4%	- 0.2%	97.7%	96.7%	- 1.0%
Days on Market Until Sale	38	30	- 21.1%	37	40	+ 8.1%
Inventory of Homes for Sale	22	35	+ 59.1%	--	--	--
Months Supply of Inventory	2.2	3.2	+ 45.5%	--	--	--

\* 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.

Townhouse-Condo	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
<b>Key Metrics</b>						
New Listings	3	10	+ 233.3%	6	18	+ 200.0%
Pending Sales	1	5	+ 400.0%	4	11	+ 175.0%
Closed Sales	2	6	+ 200.0%	5	10	+ 100.0%
Median Sales Price*	\$904,950	\$1,217,500	+ 34.5%	\$975,000	\$1,217,500	+ 24.9%
Percent of Original List Price Received*	96.2%	97.4%	+ 1.2%	99.5%	98.4%	- 1.1%
Days on Market Until Sale	45	24	- 46.7%	32	22	- 31.3%
Inventory of Homes for Sale	7	15	+ 114.3%	--	--	--
Months Supply of Inventory	2.2	4.1	+ 86.4%	--	--	--

\* 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

