

# Local Market Update for April 2025

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

## 92106

Point Loma

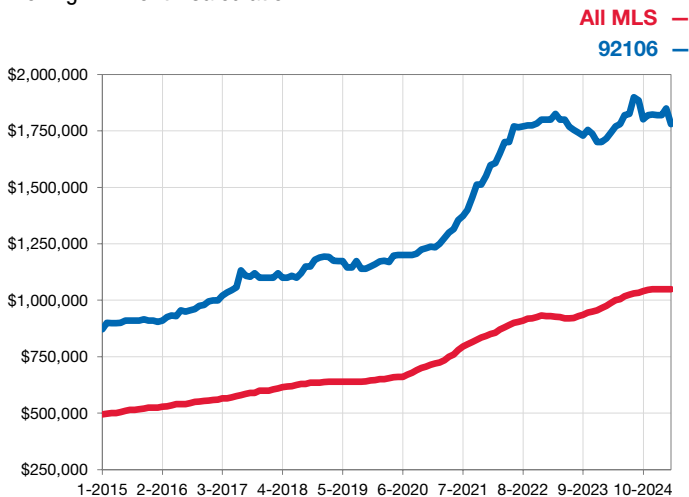
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	18	18	0.0%	64	93	+ 45.3%
Pending Sales	8	12	+ 50.0%	50	44	- 12.0%
Closed Sales	11	13	+ 18.2%	45	38	- 15.6%
Median Sales Price*	\$2,000,000	\$1,715,000	- 14.3%	\$1,900,000	\$1,775,500	- 6.6%
Percent of Original List Price Received*	95.6%	96.5%	+ 0.9%	98.3%	98.4%	+ 0.1%
Days on Market Until Sale	64	33	- 48.4%	44	33	- 25.0%
Inventory of Homes for Sale	28	41	+ 46.4%	--	--	--
Months Supply of Inventory	2.8	3.6	+ 28.6%	--	--	--

\* 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	1	6	+ 500.0%	12	34	+ 183.3%
Pending Sales	1	5	+ 400.0%	10	20	+ 100.0%
Closed Sales	4	6	+ 50.0%	11	20	+ 81.8%
Median Sales Price*	\$847,500	\$980,000	+ 15.6%	\$975,000	\$1,135,000	+ 16.4%
Percent of Original List Price Received*	100.8%	99.2%	- 1.6%	98.8%	99.0%	+ 0.2%
Days on Market Until Sale	19	19	0.0%	41	22	- 46.3%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--
Months Supply of Inventory	1.3	2.8	+ 115.4%	--	--	--

\* 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

