

# Local Market Update for July 2025

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

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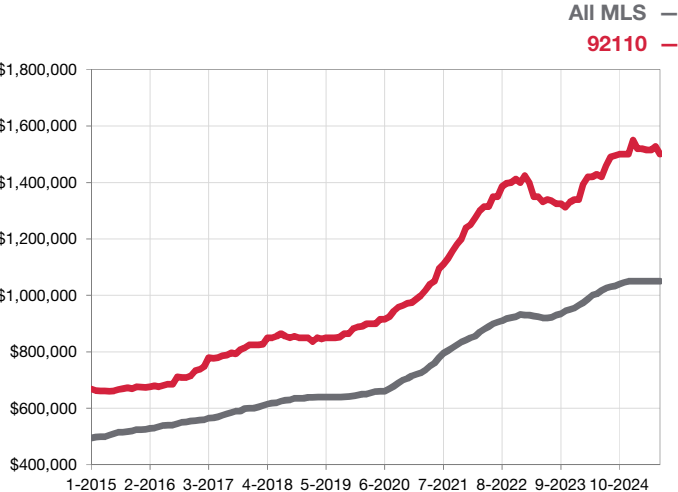
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	10	11	+ 10.0%	72	114	+ 58.3%
Pending Sales	9	8	- 11.1%	49	64	+ 30.6%
Closed Sales	10	12	+ 20.0%	47	60	+ 27.7%
Median Sales Price*	\$1,975,000	\$1,550,000	- 21.5%	\$1,550,000	\$1,527,500	- 1.5%
Percent of Original List Price Received*	98.4%	96.7%	- 1.7%	99.5%	98.3%	- 1.2%
Days on Market Until Sale	18	56	+ 211.1%	29	31	+ 6.9%
Inventory of Homes for Sale	7	20	+ 185.7%	--	--	--
Months Supply of Inventory	1.2	2.7	+ 125.0%	--	--	--

\* 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.

Attached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	17	22	+ 29.4%	96	151	+ 57.3%
Pending Sales	12	16	+ 33.3%	70	82	+ 17.1%
Closed Sales	12	13	+ 8.3%	66	75	+ 13.6%
Median Sales Price*	\$630,000	\$565,000	- 10.3%	\$628,500	\$650,000	+ 3.4%
Percent of Original List Price Received*	99.3%	97.3%	- 2.0%	100.5%	97.9%	- 2.6%
Days on Market Until Sale	28	47	+ 67.9%	21	35	+ 66.7%
Inventory of Homes for Sale	20	47	+ 135.0%	--	--	--
Months Supply of Inventory	2.1	4.3	+ 104.8%	--	--	--

\* 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

