

Local Market Update for December 2025

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

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Morena

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		2	2	0.0%	116	163	+ 40.5%
Pending Sales		3	2	- 33.3%	73	98	+ 34.2%
Closed Sales		6	7	+ 16.7%	75	97	+ 29.3%
Median Sales Price*		\$1,399,500	\$1,475,000	+ 5.4%	\$1,500,000	\$1,509,000	+ 0.6%
Percent of Original List Price Received*		102.7%	91.2%	- 11.2%	99.6%	96.4%	- 3.2%
Days on Market Until Sale		42	36	- 14.3%	29	34	+ 17.2%
Inventory of Homes for Sale		19	5	- 73.7%	--	--	--
Months Supply of Inventory		3.1	0.6	- 80.6%	--	--	--

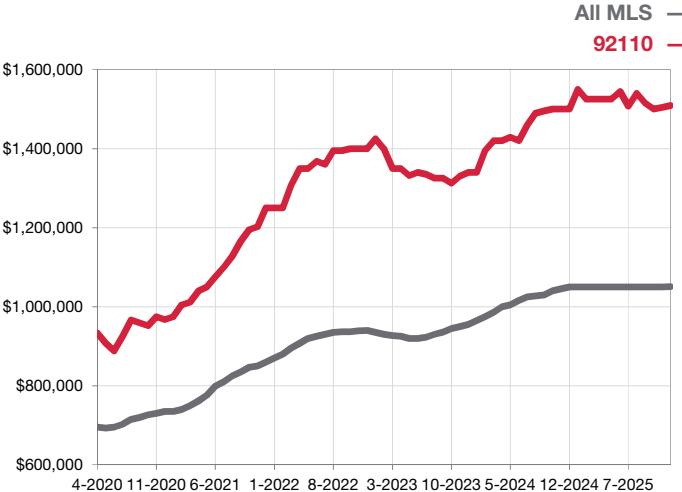
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		10	2	- 80.0%	168	211	+ 25.6%
Pending Sales		7	7	0.0%	120	136	+ 13.3%
Closed Sales		8	7	- 12.5%	122	133	+ 9.0%
Median Sales Price*		\$711,500	\$600,000	- 15.7%	\$640,000	\$626,000	- 2.2%
Percent of Original List Price Received*		96.2%	97.2%	+ 1.0%	99.0%	97.1%	- 1.9%
Days on Market Until Sale		39	53	+ 35.9%	26	34	+ 30.8%
Inventory of Homes for Sale		26	12	- 53.8%	--	--	--
Months Supply of Inventory		2.6	1.1	- 57.7%	--	--	--

* 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

