

Local Market Update for April 2025

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

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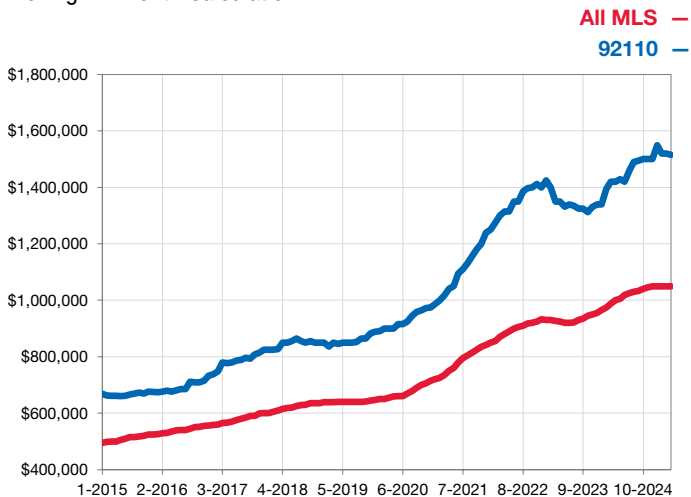
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	7	24	+ 242.9%	40	75	+ 87.5%
Pending Sales	7	8	+ 14.3%	30	35	+ 16.7%
Closed Sales	7	8	+ 14.3%	27	29	+ 7.4%
Median Sales Price*	\$1,680,000	\$1,441,250	- 14.2%	\$1,500,000	\$1,540,000	+ 2.7%
Percent of Original List Price Received*	107.3%	97.3%	- 9.3%	98.7%	100.1%	+ 1.4%
Days on Market Until Sale	8	21	+ 162.5%	24	25	+ 4.2%
Inventory of Homes for Sale	10	28	+ 180.0%	--	--	--
Months Supply of Inventory	1.5	4.3	+ 186.7%	--	--	--

* 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.

Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	14	20	+ 42.9%	43	76	+ 76.7%
Pending Sales	9	7	- 22.2%	38	39	+ 2.6%
Closed Sales	12	7	- 41.7%	40	37	- 7.5%
Median Sales Price*	\$662,500	\$650,000	- 1.9%	\$618,500	\$695,000	+ 12.4%
Percent of Original List Price Received*	100.0%	96.8%	- 3.2%	100.5%	99.0%	- 1.5%
Days on Market Until Sale	19	43	+ 126.3%	22	28	+ 27.3%
Inventory of Homes for Sale	10	34	+ 240.0%	--	--	--
Months Supply of Inventory	1.1	3.3	+ 200.0%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

