

Local Market Update for February 2025

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

92110

Morena

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	11	16	+ 45.5%	17	35	+ 105.9%
Pending Sales	3	7	+ 133.3%	12	17	+ 41.7%
Closed Sales	5	8	+ 60.0%	13	12	- 7.7%
Median Sales Price*	\$1,659,000	\$1,392,500	- 16.1%	\$1,429,000	\$1,614,000	+ 12.9%
Percent of Original List Price Received*	90.8%	104.5%	+ 15.1%	95.1%	102.8%	+ 8.1%
Days on Market Until Sale	57	31	- 45.6%	36	31	- 13.9%
Inventory of Homes for Sale	8	22	+ 175.0%	--	--	--
Months Supply of Inventory	1.3	3.4	+ 161.5%	--	--	--

* 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.

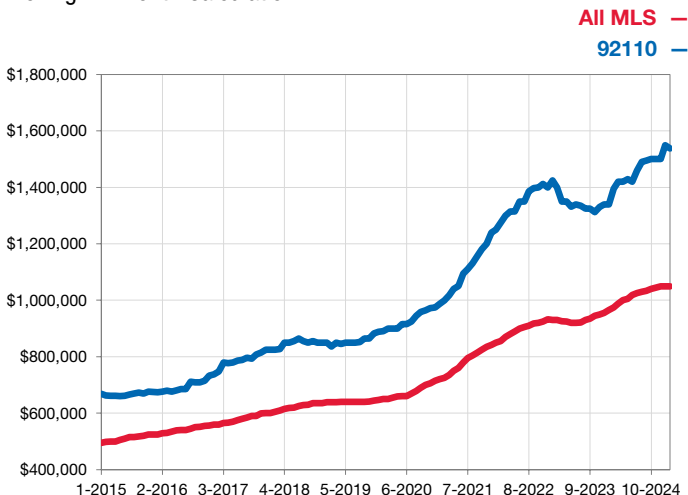
Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	6	15	+ 150.0%	18	37	+ 105.6%
Pending Sales	4	7	+ 75.0%	15	23	+ 53.3%
Closed Sales	7	10	+ 42.9%	18	20	+ 11.1%
Median Sales Price*	\$535,000	\$687,500	+ 28.5%	\$613,500	\$697,500	+ 13.7%
Percent of Original List Price Received*	100.7%	98.6%	- 2.1%	100.4%	99.0%	- 1.4%
Days on Market Until Sale	22	17	- 22.7%	23	24	+ 4.3%
Inventory of Homes for Sale	8	25	+ 212.5%	--	--	--
Months Supply of Inventory	0.9	2.3	+ 155.6%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

