

Local Market Update for June 2025

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

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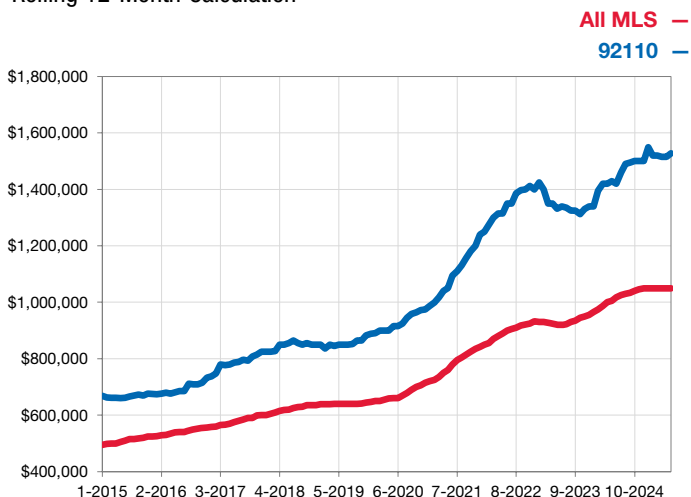
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	11	11	0.0%	62	103	+ 66.1%
Pending Sales	6	16	+ 166.7%	40	57	+ 42.5%
Closed Sales	4	11	+ 175.0%	37	48	+ 29.7%
Median Sales Price*	\$1,412,500	\$1,600,000	+ 13.3%	\$1,490,000	\$1,470,000	- 1.3%
Percent of Original List Price Received*	101.3%	94.0%	- 7.2%	99.8%	98.7%	- 1.1%
Days on Market Until Sale	19	32	+ 68.4%	33	25	- 24.2%
Inventory of Homes for Sale	12	21	+ 75.0%	--	--	--
Months Supply of Inventory	2.1	2.8	+ 33.3%	--	--	--

* 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	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	17	28	+ 64.7%	79	126	+ 59.5%
Pending Sales	14	13	- 7.1%	58	66	+ 13.8%
Closed Sales	6	12	+ 100.0%	54	62	+ 14.8%
Median Sales Price*	\$674,500	\$555,500	- 17.6%	\$628,500	\$683,500	+ 8.8%
Percent of Original List Price Received*	100.0%	94.7%	- 5.3%	100.7%	98.0%	- 2.7%
Days on Market Until Sale	9	61	+ 577.8%	19	33	+ 73.7%
Inventory of Homes for Sale	20	43	+ 115.0%	--	--	--
Months Supply of Inventory	2.2	4.0	+ 81.8%	--	--	--

* 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

