

# Local Market Update for November 2025

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

92115

College

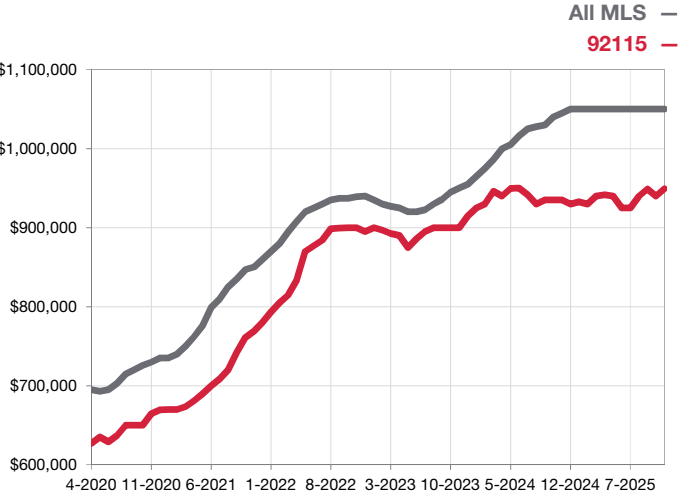
Detached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	15	15	0.0%	315	366	+ 16.2%
Pending Sales	21	20	- 4.8%	229	227	- 0.9%
Closed Sales	21	16	- 23.8%	223	213	- 4.5%
Median Sales Price*	\$940,000	\$1,075,000	+ 14.4%	\$935,000	\$955,000	+ 2.1%
Percent of Original List Price Received*	97.2%	97.7%	+ 0.5%	99.2%	98.0%	- 1.2%
Days on Market Until Sale	47	21	- 55.3%	27	28	+ 3.7%
Inventory of Homes for Sale	25	37	+ 48.0%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

\* 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	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	13	8	- 38.5%	189	259	+ 37.0%
Pending Sales	9	6	- 33.3%	141	130	- 7.8%
Closed Sales	10	12	+ 20.0%	137	128	- 6.6%
Median Sales Price*	\$432,000	\$435,000	+ 0.7%	\$480,000	\$450,000	- 6.3%
Percent of Original List Price Received*	99.8%	97.5%	- 2.3%	100.2%	98.0%	- 2.2%
Days on Market Until Sale	26	31	+ 19.2%	25	40	+ 60.0%
Inventory of Homes for Sale	31	36	+ 16.1%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--

\* 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

