

Local Market Update for May 2025

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

92115

College

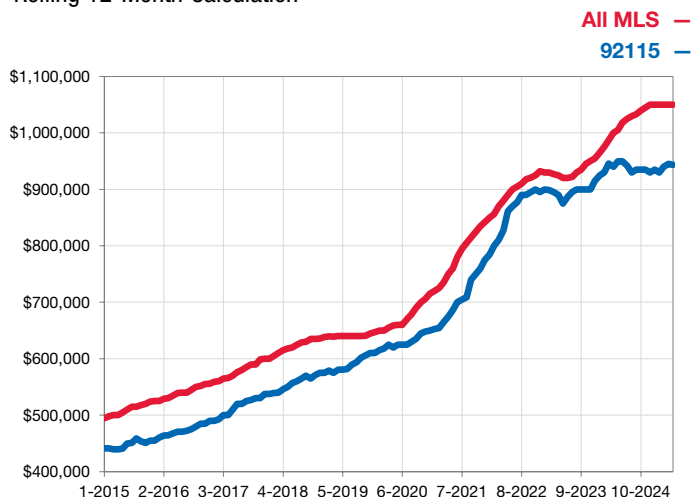
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	45	38	- 15.6%	162	157	- 3.1%
Pending Sales	19	25	+ 31.6%	105	97	- 7.6%
Closed Sales	22	24	+ 9.1%	102	88	- 13.7%
Median Sales Price*	\$965,000	\$913,750	- 5.3%	\$950,000	\$1,028,250	+ 8.2%
Percent of Original List Price Received*	102.2%	97.0%	- 5.1%	100.5%	97.9%	- 2.6%
Days on Market Until Sale	13	17	+ 30.8%	21	26	+ 23.8%
Inventory of Homes for Sale	49	49	0.0%	--	--	--
Months Supply of Inventory	2.4	2.5	+ 4.2%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	18	31	+ 72.2%	94	103	+ 9.6%
Pending Sales	11	9	- 18.2%	69	48	- 30.4%
Closed Sales	19	9	- 52.6%	66	49	- 25.8%
Median Sales Price*	\$487,000	\$395,000	- 18.9%	\$479,683	\$450,000	- 6.2%
Percent of Original List Price Received*	99.9%	98.3%	- 1.6%	100.6%	98.5%	- 2.1%
Days on Market Until Sale	32	58	+ 81.3%	21	39	+ 85.7%
Inventory of Homes for Sale	20	52	+ 160.0%	--	--	--
Months Supply of Inventory	1.6	4.8	+ 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

