

# Local Market Update for September 2025

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

92115

College

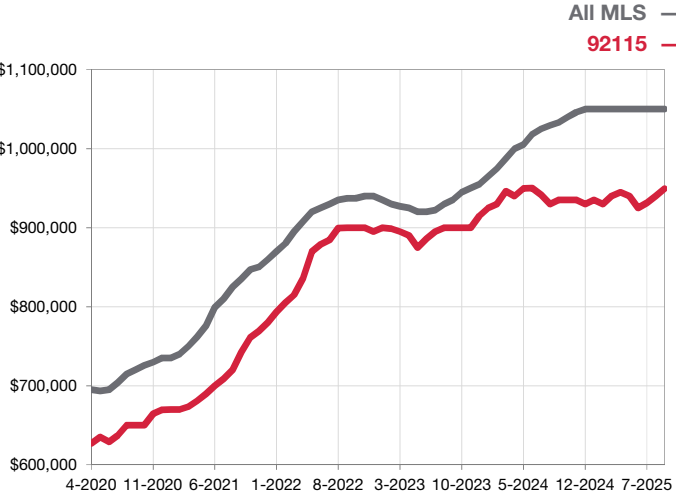
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	27	27	0.0%	225	315	+ 40.0%
Pending Sales	16	21	+ 31.3%	180	189	+ 5.0%
Closed Sales	21	19	- 9.5%	180	178	- 1.1%
Median Sales Price*	\$935,000	\$992,000	+ 6.1%	\$940,000	\$985,000	+ 4.8%
Percent of Original List Price Received*	98.2%	97.5%	- 0.7%	99.5%	98.1%	- 1.4%
Days on Market Until Sale	26	36	+ 38.5%	23	29	+ 26.1%
Inventory of Homes for Sale	41	46	+ 12.2%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--

\* 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.

Attached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	17	25	+ 47.1%	135	222	+ 64.4%
Pending Sales	16	20	+ 25.0%	117	108	- 7.7%
Closed Sales	12	16	+ 33.3%	108	103	- 4.6%
Median Sales Price*	\$482,500	\$435,000	- 9.8%	\$484,683	\$450,000	- 7.2%
Percent of Original List Price Received*	101.0%	97.4%	- 3.6%	100.4%	98.2%	- 2.2%
Days on Market Until Sale	25	45	+ 80.0%	24	41	+ 70.8%
Inventory of Homes for Sale	20	47	+ 135.0%	--	--	--
Months Supply of Inventory	1.7	3.9	+ 129.4%	--	--	--

\* 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

