

Local Market Update for March 2025

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

92115

College

Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	32	27	- 15.6%	90	77	- 14.4%
Pending Sales	21	19	- 9.5%	62	49	- 21.0%
Closed Sales	26	18	- 30.8%	55	40	- 27.3%
Median Sales Price*	\$871,000	\$1,125,000	+ 29.2%	\$991,000	\$1,075,000	+ 8.5%
Percent of Original List Price Received*	100.0%	97.8%	- 2.2%	100.1%	99.1%	- 1.0%
Days on Market Until Sale	17	54	+ 217.6%	19	33	+ 73.7%
Inventory of Homes for Sale	35	32	- 8.6%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

* 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.

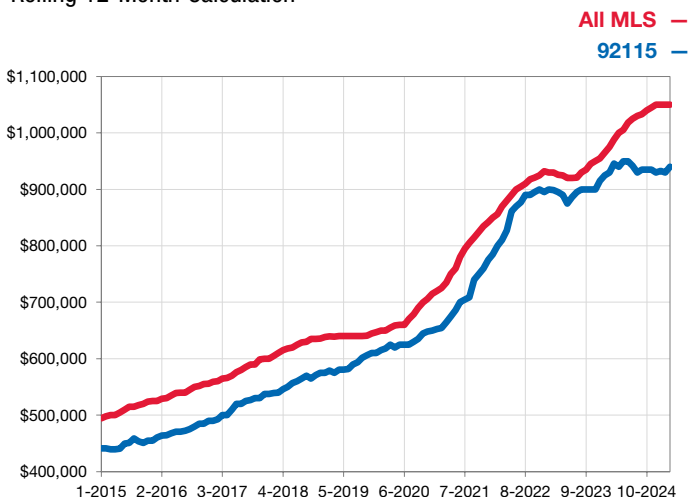
Townhouse-Condo

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	27	16	- 40.7%	63	50	- 20.6%
Pending Sales	11	15	+ 36.4%	41	34	- 17.1%
Closed Sales	12	11	- 8.3%	33	29	- 12.1%
Median Sales Price*	\$471,072	\$517,575	+ 9.9%	\$457,143	\$459,000	+ 0.4%
Percent of Original List Price Received*	100.3%	98.7%	- 1.6%	100.4%	98.6%	- 1.8%
Days on Market Until Sale	18	29	+ 61.1%	18	37	+ 105.6%
Inventory of Homes for Sale	26	29	+ 11.5%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--

* 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

