

Local Market Update for July 2025

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

92115

College

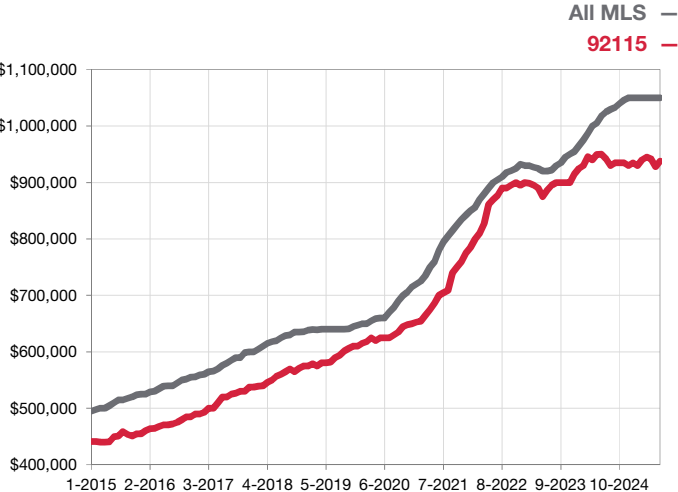
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	35	38	+ 8.6%	223	247	+ 10.8%
Pending Sales	21	33	+ 57.1%	144	149	+ 3.5%
Closed Sales	17	18	+ 5.9%	135	128	- 5.2%
Median Sales Price*	\$925,000	\$1,000,000	+ 8.1%	\$966,000	\$997,500	+ 3.3%
Percent of Original List Price Received*	95.0%	100.0%	+ 5.3%	99.8%	98.1%	- 1.7%
Days on Market Until Sale	31	33	+ 6.5%	21	26	+ 23.8%
Inventory of Homes for Sale	41	53	+ 29.3%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

* 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.

Attached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	19	33	+ 73.7%	126	168	+ 33.3%
Pending Sales	12	12	0.0%	88	74	- 15.9%
Closed Sales	5	11	+ 120.0%	80	71	- 11.3%
Median Sales Price*	\$540,000	\$420,000	- 22.2%	\$484,683	\$450,000	- 7.2%
Percent of Original List Price Received*	100.2%	98.5%	- 1.7%	100.7%	98.7%	- 2.0%
Days on Market Until Sale	30	38	+ 26.7%	21	37	+ 76.2%
Inventory of Homes for Sale	24	61	+ 154.2%	--	--	--
Months Supply of Inventory	2.0	5.3	+ 165.0%	--	--	--

* 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

