

Local Market Update for February 2025

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

92122

University City

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	6	13	+ 116.7%	20	23	+ 15.0%
Pending Sales	7	8	+ 14.3%	14	16	+ 14.3%
Closed Sales	8	7	- 12.5%	12	17	+ 41.7%
Median Sales Price*	\$1,485,000	\$1,657,000	+ 11.6%	\$1,570,000	\$1,610,000	+ 2.5%
Percent of Original List Price Received*	101.5%	98.5%	- 3.0%	100.0%	97.8%	- 2.2%
Days on Market Until Sale	19	41	+ 115.8%	21	33	+ 57.1%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

* 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.

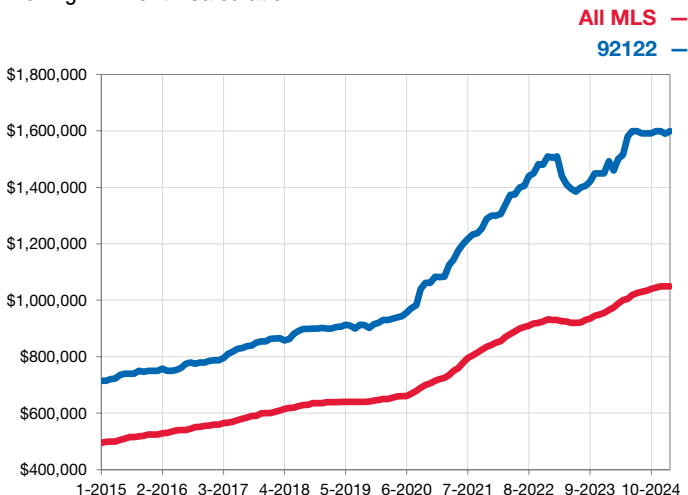
Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	14	18	+ 28.6%	36	42	+ 16.7%
Pending Sales	18	11	- 38.9%	30	23	- 23.3%
Closed Sales	14	9	- 35.7%	24	23	- 4.2%
Median Sales Price*	\$899,500	\$790,000	- 12.2%	\$777,500	\$725,000	- 6.8%
Percent of Original List Price Received*	99.7%	97.2%	- 2.5%	99.3%	97.4%	- 1.9%
Days on Market Until Sale	24	55	+ 129.2%	23	44	+ 91.3%
Inventory of Homes for Sale	24	39	+ 62.5%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--

* 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

