

Local Market Update for December 2025

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

92122

University City

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		1	1	0.0%	142	133	- 6.3%
Pending Sales		8	4	- 50.0%	103	101	- 1.9%
Closed Sales		5	7	+ 40.0%	99	100	+ 1.0%
Median Sales Price*		\$1,540,000	\$1,685,000	+ 9.4%	\$1,600,000	\$1,648,500	+ 3.0%
Percent of Original List Price Received*		94.2%	99.9%	+ 6.1%	99.0%	97.4%	- 1.6%
Days on Market Until Sale		53	10	- 81.1%	21	26	+ 23.8%
Inventory of Homes for Sale		14	3	- 78.6%	--	--	--
Months Supply of Inventory		1.6	0.4	- 75.0%	--	--	--

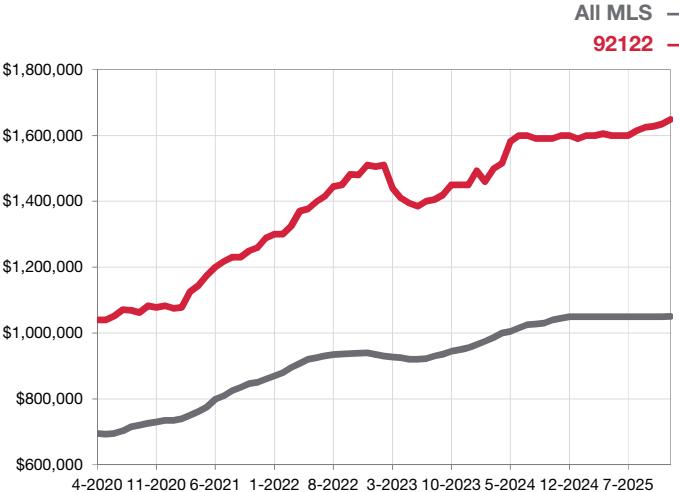
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		11	3	- 72.7%	232	252	+ 8.6%
Pending Sales		14	11	- 21.4%	173	160	- 7.5%
Closed Sales		6	7	+ 16.7%	165	165	0.0%
Median Sales Price*		\$894,000	\$688,000	- 23.0%	\$720,000	\$714,500	- 0.8%
Percent of Original List Price Received*		99.4%	95.1%	- 4.3%	98.7%	96.5%	- 2.2%
Days on Market Until Sale		33	78	+ 136.4%	28	41	+ 46.4%
Inventory of Homes for Sale		32	22	- 31.3%	--	--	--
Months Supply of Inventory		2.2	1.7	- 22.7%	--	--	--

* 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

