

Local Market Update for August 2025

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

92122

University City

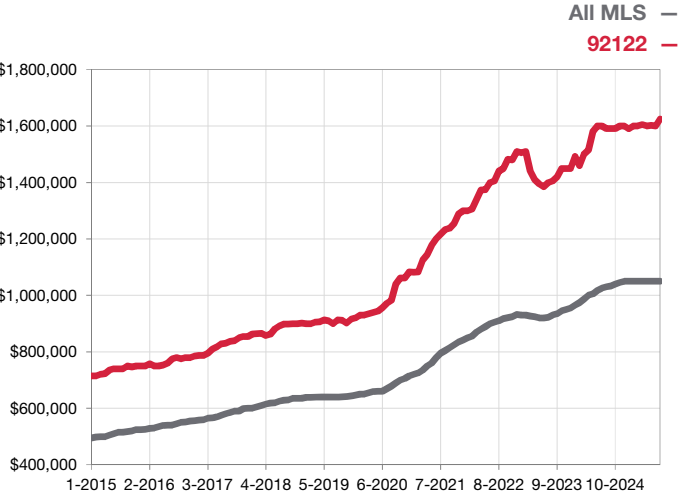
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	9	9	0.0%	103	109	+ 5.8%
Pending Sales	13	11	- 15.4%	69	78	+ 13.0%
Closed Sales	15	12	- 20.0%	65	74	+ 13.8%
Median Sales Price*	\$1,400,000	\$1,735,000	+ 23.9%	\$1,600,000	\$1,667,000	+ 4.2%
Percent of Original List Price Received*	98.9%	97.5%	- 1.4%	100.4%	97.2%	- 3.2%
Days on Market Until Sale	17	19	+ 11.8%	17	26	+ 52.9%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--

* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	18	36	+ 100.0%	173	223	+ 28.9%
Pending Sales	17	13	- 23.5%	127	111	- 12.6%
Closed Sales	15	11	- 26.7%	123	114	- 7.3%
Median Sales Price*	\$790,000	\$865,000	+ 9.5%	\$720,000	\$717,500	- 0.3%
Percent of Original List Price Received*	98.6%	96.0%	- 2.6%	98.8%	97.1%	- 1.7%
Days on Market Until Sale	27	38	+ 40.7%	26	37	+ 42.3%
Inventory of Homes for Sale	34	74	+ 117.6%	--	--	--
Months Supply of Inventory	2.5	5.6	+ 124.0%	--	--	--

* 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

