

Local Market Update for June 2025

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

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Tierrasanta

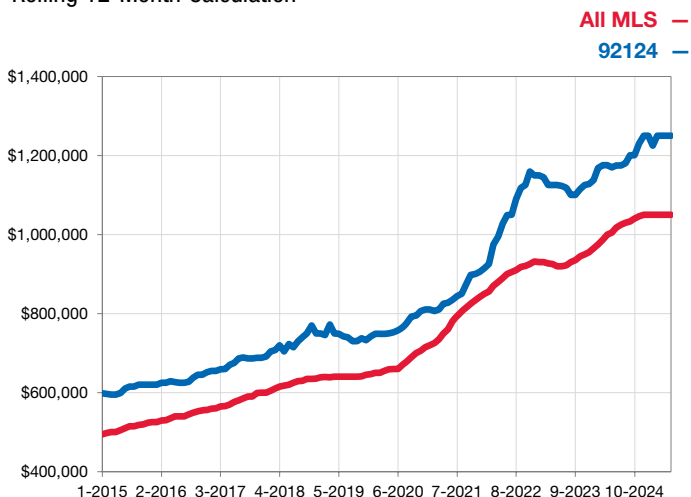
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	14	11	- 21.4%	61	69	+ 13.1%
Pending Sales	11	11	0.0%	50	54	+ 8.0%
Closed Sales	7	10	+ 42.9%	44	53	+ 20.5%
Median Sales Price*	\$1,260,000	\$1,187,500	- 5.8%	\$1,227,750	\$1,200,000	- 2.3%
Percent of Original List Price Received*	98.8%	98.7%	- 0.1%	101.6%	99.8%	- 1.8%
Days on Market Until Sale	10	23	+ 130.0%	16	25	+ 56.3%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--

* 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	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	13	8	- 38.5%	66	56	- 15.2%
Pending Sales	3	5	+ 66.7%	44	37	- 15.9%
Closed Sales	10	9	- 10.0%	43	37	- 14.0%
Median Sales Price*	\$810,000	\$700,000	- 13.6%	\$780,000	\$725,000	- 7.1%
Percent of Original List Price Received*	102.6%	95.7%	- 6.7%	102.2%	97.5%	- 4.6%
Days on Market Until Sale	11	25	+ 127.3%	13	34	+ 161.5%
Inventory of Homes for Sale	15	19	+ 26.7%	--	--	--
Months Supply of Inventory	2.3	3.4	+ 47.8%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

