

# Local Market Update for July 2025

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

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Tierrasanta

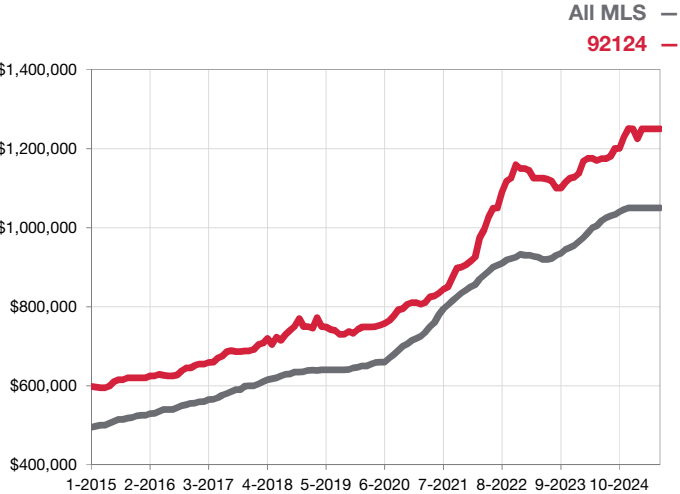
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	15	12	- 20.0%	76	81	+ 6.6%
Pending Sales	15	6	- 60.0%	65	60	- 7.7%
Closed Sales	9	9	0.0%	53	63	+ 18.9%
Median Sales Price*	\$1,185,000	\$1,100,000	- 7.2%	\$1,200,500	\$1,197,500	- 0.2%
Percent of Original List Price Received*	98.5%	96.4%	- 2.1%	101.1%	99.2%	- 1.9%
Days on Market Until Sale	16	26	+ 62.5%	16	26	+ 62.5%
Inventory of Homes for Sale	10	18	+ 80.0%	--	--	--
Months Supply of Inventory	1.2	2.3	+ 91.7%	--	--	--

\* 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.

Attached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	4	9	+ 125.0%	70	65	- 7.1%
Pending Sales	4	5	+ 25.0%	48	41	- 14.6%
Closed Sales	5	6	+ 20.0%	48	43	- 10.4%
Median Sales Price*	\$840,000	\$794,500	- 5.4%	\$780,000	\$735,000	- 5.8%
Percent of Original List Price Received*	102.7%	96.8%	- 5.7%	102.2%	97.4%	- 4.7%
Days on Market Until Sale	17	32	+ 88.2%	13	33	+ 153.8%
Inventory of Homes for Sale	9	18	+ 100.0%	--	--	--
Months Supply of Inventory	1.5	3.2	+ 113.3%	--	--	--

\* 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

