

Local Market Update for December 2025

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

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Tierrasanta

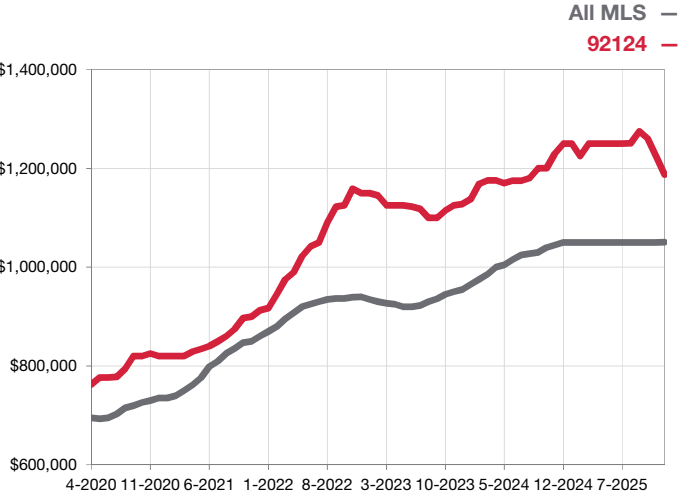
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	3	3	0.0%	108	107	- 0.9%
Pending Sales	6	8	+ 33.3%	97	94	- 3.1%
Closed Sales	7	8	+ 14.3%	92	98	+ 6.5%
Median Sales Price*	\$1,300,000	\$952,000	- 26.8%	\$1,250,500	\$1,187,500	- 5.0%
Percent of Original List Price Received*	98.7%	97.7%	- 1.0%	100.1%	98.4%	- 1.7%
Days on Market Until Sale	14	32	+ 128.6%	17	28	+ 64.7%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	0.9	0.3	- 66.7%	--	--	--

* 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	4	4	0.0%	95	104	+ 9.5%
Pending Sales	4	11	+ 175.0%	75	77	+ 2.7%
Closed Sales	3	8	+ 166.7%	73	74	+ 1.4%
Median Sales Price*	\$854,000	\$722,000	- 15.5%	\$780,000	\$711,500	- 8.8%
Percent of Original List Price Received*	99.4%	96.2%	- 3.2%	100.1%	97.2%	- 2.9%
Days on Market Until Sale	36	35	- 2.8%	23	35	+ 52.2%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--

* 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

