

# Local Market Update for February 2025

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

## 92124

Tierrasanta

### Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	5	9	+ 80.0%	14	19	+ 35.7%
Pending Sales	6	7	+ 16.7%	15	14	- 6.7%
Closed Sales	10	7	- 30.0%	13	14	+ 7.7%
Median Sales Price*	\$1,292,500	\$1,200,000	- 7.2%	\$1,285,000	\$1,157,500	- 9.9%
Percent of Original List Price Received*	104.0%	99.1%	- 4.7%	102.2%	99.9%	- 2.3%
Days on Market Until Sale	21	51	+ 142.9%	19	40	+ 110.5%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 150.0%	--	--	--

\* 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.

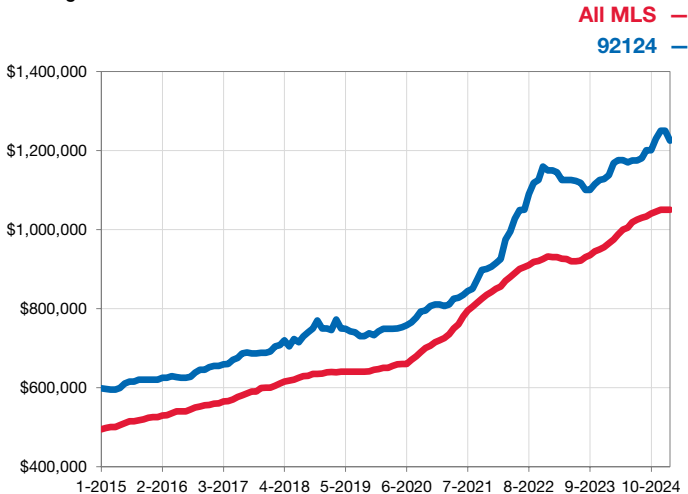
### Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	11	5	- 54.5%	16	13	- 18.8%
Pending Sales	6	7	+ 16.7%	12	11	- 8.3%
Closed Sales	4	4	0.0%	9	9	0.0%
Median Sales Price*	\$728,760	\$734,500	+ 0.8%	\$750,100	\$720,000	- 4.0%
Percent of Original List Price Received*	103.2%	99.8%	- 3.3%	101.2%	97.6%	- 3.6%
Days on Market Until Sale	29	30	+ 3.4%	22	45	+ 104.5%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--

\* 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

