Local Market Update for October 2025

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

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Tierrasanta

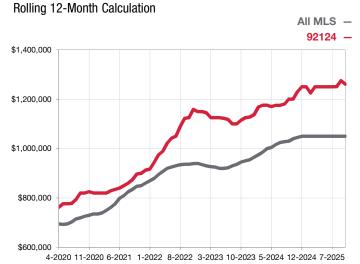
| Detached | October | | | Year to Date | | | |
|--|-------------|-------------|----------------|--------------|--------------|----------------|--|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 10-2024 | Thru 10-2025 | Percent Change | |
| New Listings | 4 | 4 | 0.0% | 94 | 106 | + 12.8% | |
| Pending Sales | 8 | 8 | 0.0% | 83 | 84 | + 1.2% | |
| Closed Sales | 7 | 7 | 0.0% | 81 | 86 | + 6.2% | |
| Median Sales Price* | \$1,250,000 | \$1,150,000 | - 8.0% | \$1,250,000 | \$1,212,500 | - 3.0% | |
| Percent of Original List Price Received* | 98.5% | 93.8% | - 4.8% | 100.3% | 98.6% | - 1.7% | |
| Days on Market Until Sale | 32 | 30 | - 6.3% | 17 | 28 | + 64.7% | |
| Inventory of Homes for Sale | 10 | 10 | 0.0% | | | | |
| Months Supply of Inventory | 1.3 | 1.2 | - 7.7% | | | | |

^{*} 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.

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|--|-----------|-----------|----------------|--------------|--------------|----------------|--|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 10-2024 | Thru 10-2025 | Percent Change | |
| New Listings | 9 | 17 | + 88.9% | 86 | 108 | + 25.6% | |
| Pending Sales | 8 | 7 | - 12.5% | 66 | 62 | - 6.1% | |
| Closed Sales | 7 | 4 | - 42.9% | 62 | 59 | - 4.8% | |
| Median Sales Price* | \$810,000 | \$697,500 | - 13.9% | \$787,500 | \$713,000 | - 9.5% | |
| Percent of Original List Price Received* | 96.4% | 95.4% | - 1.0% | 100.8% | 96.7% | - 4.1% | |
| Days on Market Until Sale | 45 | 32 | - 28.9% | 19 | 32 | + 68.4% | |
| Inventory of Homes for Sale | 11 | 22 | + 100.0% | | | | |
| Months Supply of Inventory | 1.8 | 3.7 | + 105.6% | | | | |

^{*} 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



Median Sales Price - Townhouse-Condo

