

Local Market Update for April 2025

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

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Tierrasanta

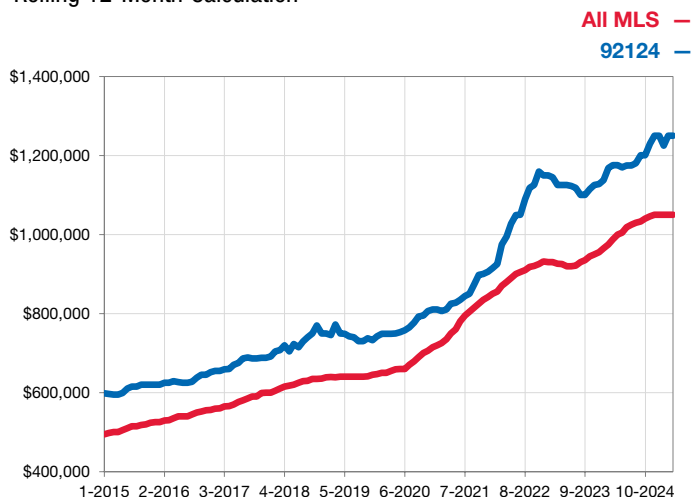
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	9	7	- 22.2%	33	40	+ 21.2%
Pending Sales	7	10	+ 42.9%	28	36	+ 28.6%
Closed Sales	8	12	+ 50.0%	27	34	+ 25.9%
Median Sales Price*	\$1,127,500	\$1,300,000	+ 15.3%	\$1,255,000	\$1,212,500	- 3.4%
Percent of Original List Price Received*	101.2%	100.5%	- 0.7%	102.2%	100.1%	- 2.1%
Days on Market Until Sale	16	13	- 18.8%	17	27	+ 58.8%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 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.

Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	9	12	+ 33.3%	34	36	+ 5.9%
Pending Sales	7	5	- 28.6%	28	24	- 14.3%
Closed Sales	10	10	0.0%	26	24	- 7.7%
Median Sales Price*	\$787,500	\$730,000	- 7.3%	\$787,500	\$742,000	- 5.8%
Percent of Original List Price Received*	100.7%	98.9%	- 1.8%	101.8%	97.9%	- 3.8%
Days on Market Until Sale	9	24	+ 166.7%	14	39	+ 178.6%
Inventory of Homes for Sale	6	16	+ 166.7%	--	--	--
Months Supply of Inventory	1.0	2.7	+ 170.0%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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

