

Local Market Update for December 2025

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

92131

Scripps Ranch

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		2	2	0.0%	225	223	- 0.9%
Pending Sales		8	12	+ 50.0%	167	149	- 10.8%
Closed Sales		16	9	- 43.8%	174	141	- 19.0%
Median Sales Price*		\$1,580,000	\$1,825,000	+ 15.5%	\$1,725,000	\$1,700,000	- 1.4%
Percent of Original List Price Received*		96.8%	96.2%	- 0.6%	99.3%	97.7%	- 1.6%
Days on Market Until Sale		41	26	- 36.6%	25	27	+ 8.0%
Inventory of Homes for Sale		13	4	- 69.2%	--	--	--
Months Supply of Inventory		0.9	0.3	- 66.7%	--	--	--

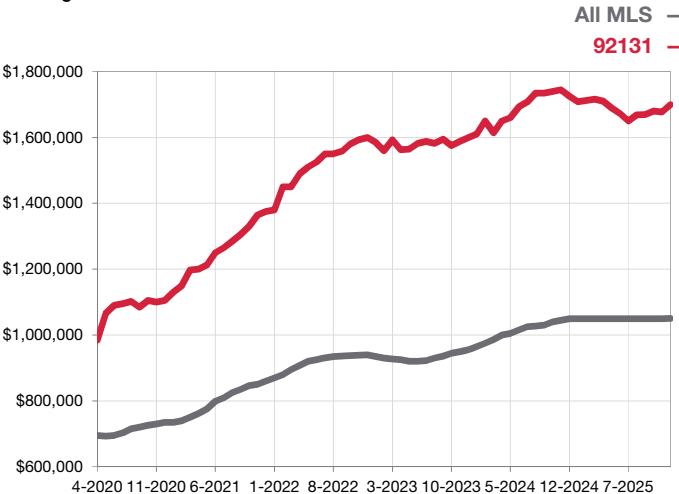
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		10	1	- 90.0%	155	158	+ 1.9%
Pending Sales		6	3	- 50.0%	115	91	- 20.9%
Closed Sales		12	6	- 50.0%	112	93	- 17.0%
Median Sales Price*		\$792,500	\$760,000	- 4.1%	\$827,500	\$762,500	- 7.9%
Percent of Original List Price Received*		96.4%	99.4%	+ 3.1%	100.2%	96.6%	- 3.6%
Days on Market Until Sale		26	26	0.0%	19	33	+ 73.7%
Inventory of Homes for Sale		11	9	- 18.2%	--	--	--
Months Supply of Inventory		1.1	1.2	+ 9.1%	--	--	--

* 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

