

# Local Market Update for August 2025

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

92139

Paradise Hills

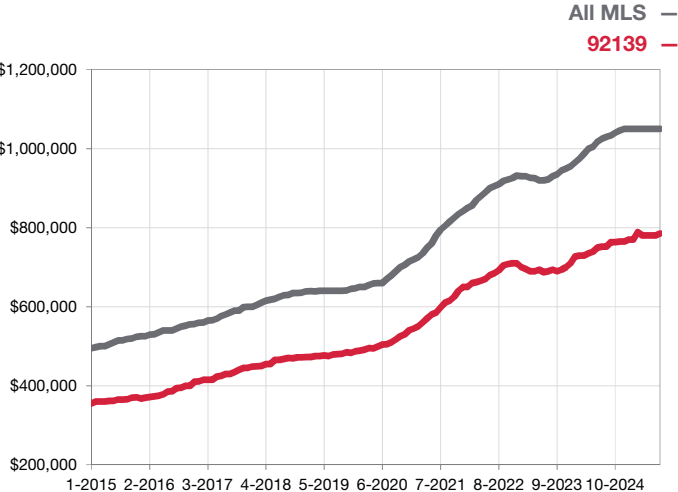
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	12	12	0.0%	91	95	+ 4.4%
Pending Sales	8	9	+ 12.5%	65	70	+ 7.7%
Closed Sales	7	7	0.0%	66	68	+ 3.0%
Median Sales Price*	\$770,000	\$860,000	+ 11.7%	\$767,500	\$800,000	+ 4.2%
Percent of Original List Price Received*	103.3%	101.8%	- 1.5%	100.9%	100.5%	- 0.4%
Days on Market Until Sale	9	42	+ 366.7%	26	29	+ 11.5%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

\* 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.

Attached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	9	7	- 22.2%	66	56	- 15.2%
Pending Sales	6	4	- 33.3%	41	38	- 7.3%
Closed Sales	6	3	- 50.0%	43	35	- 18.6%
Median Sales Price*	\$596,500	\$605,000	+ 1.4%	\$575,000	\$599,990	+ 4.3%
Percent of Original List Price Received*	98.2%	101.6%	+ 3.5%	100.1%	99.8%	- 0.3%
Days on Market Until Sale	25	15	- 40.0%	22	35	+ 59.1%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	3.4	2.7	- 20.6%	--	--	--

\* 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  
Rolling 12-Month Calculation



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

