

# Local Market Update for February 2025

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

## 92139

Paradise Hills

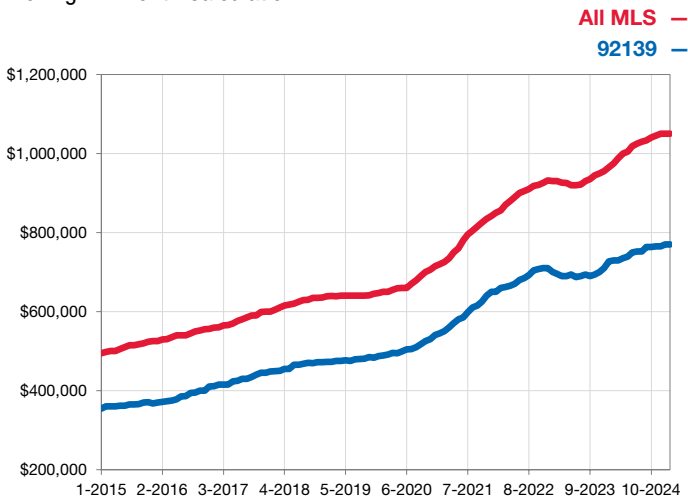
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
<b>Key Metrics</b>						
New Listings	11	12	+ 9.1%	20	28	+ 40.0%
Pending Sales	9	15	+ 66.7%	15	20	+ 33.3%
Closed Sales	5	7	+ 40.0%	15	14	- 6.7%
Median Sales Price*	\$785,000	\$825,000	+ 5.1%	\$755,000	\$812,500	+ 7.6%
Percent of Original List Price Received*	96.5%	99.4%	+ 3.0%	97.8%	98.9%	+ 1.1%
Days on Market Until Sale	13	21	+ 61.5%	26	35	+ 34.6%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--

\* 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	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
<b>Key Metrics</b>						
New Listings	5	6	+ 20.0%	11	10	- 9.1%
Pending Sales	6	6	0.0%	11	9	- 18.2%
Closed Sales	5	4	- 20.0%	11	8	- 27.3%
Median Sales Price*	\$575,500	\$640,000	+ 11.2%	\$575,500	\$547,500	- 4.9%
Percent of Original List Price Received*	97.3%	99.1%	+ 1.8%	97.4%	95.7%	- 1.7%
Days on Market Until Sale	12	40	+ 233.3%	24	47	+ 95.8%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

\* 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

