

# Local Market Update for April 2025

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

## 92139

Paradise Hills

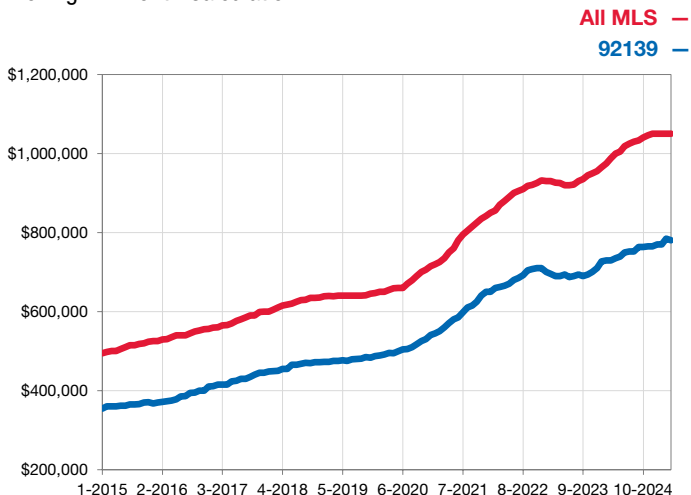
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	14	10	- 28.6%	42	46	+ 9.5%
Pending Sales	6	7	+ 16.7%	32	35	+ 9.4%
Closed Sales	11	11	0.0%	38	37	- 2.6%
Median Sales Price*	\$800,000	\$780,000	- 2.5%	\$754,500	\$800,000	+ 6.0%
Percent of Original List Price Received*	101.0%	99.4%	- 1.6%	100.5%	99.6%	- 0.9%
Days on Market Until Sale	55	27	- 50.9%	31	30	- 3.2%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--

\* 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	6	- 33.3%	28	22	- 21.4%
Pending Sales	4	2	- 50.0%	21	17	- 19.0%
Closed Sales	4	6	+ 50.0%	22	18	- 18.2%
Median Sales Price*	\$625,000	\$665,000	+ 6.4%	\$590,000	\$596,500	+ 1.1%
Percent of Original List Price Received*	103.5%	103.3%	- 0.2%	100.7%	98.9%	- 1.8%
Days on Market Until Sale	11	40	+ 263.6%	19	40	+ 110.5%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

\* 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

