

Local Market Update for December 2025

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

92173

San Ysidro

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%	32	41	+ 28.1%
Pending Sales		3	1	- 66.7%	25	27	+ 8.0%
Closed Sales		1	2	+ 100.0%	22	29	+ 31.8%
Median Sales Price*		\$752,000	\$705,000	- 6.3%	\$792,500	\$730,000	- 7.9%
Percent of Original List Price Received*		94.0%	88.4%	- 6.0%	99.2%	98.0%	- 1.2%
Days on Market Until Sale		38	167	+ 339.5%	28	58	+ 107.1%
Inventory of Homes for Sale		8	4	- 50.0%	--	--	--
Months Supply of Inventory		3.5	1.6	- 54.3%	--	--	--

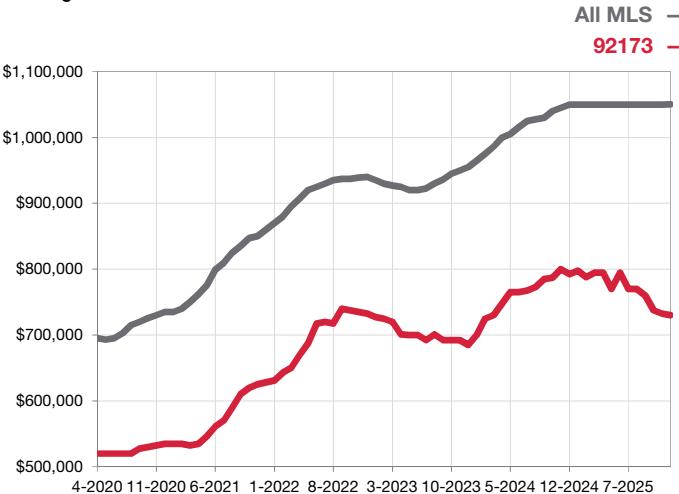
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		0	0	--	35	38	+ 8.6%
Pending Sales		0	2	--	29	25	- 13.8%
Closed Sales		2	1	- 50.0%	29	22	- 24.1%
Median Sales Price*		\$352,000	\$410,000	+ 16.5%	\$405,000	\$419,000	+ 3.5%
Percent of Original List Price Received*		100.6%	102.8%	+ 2.2%	99.8%	97.8%	- 2.0%
Days on Market Until Sale		13	16	+ 23.1%	40	44	+ 10.0%
Inventory of Homes for Sale		6	6	0.0%	--	--	--
Months Supply of Inventory		2.1	2.4	+ 14.3%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

