



BROKERS • COLONIAL • DONAHOE

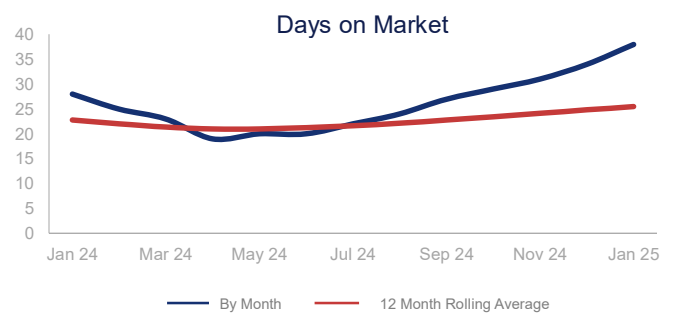
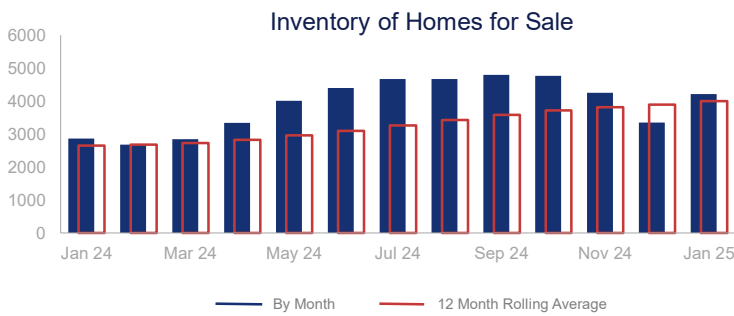
Market Report | January 2025

SAN DIEGO COUNTY

Highlights:

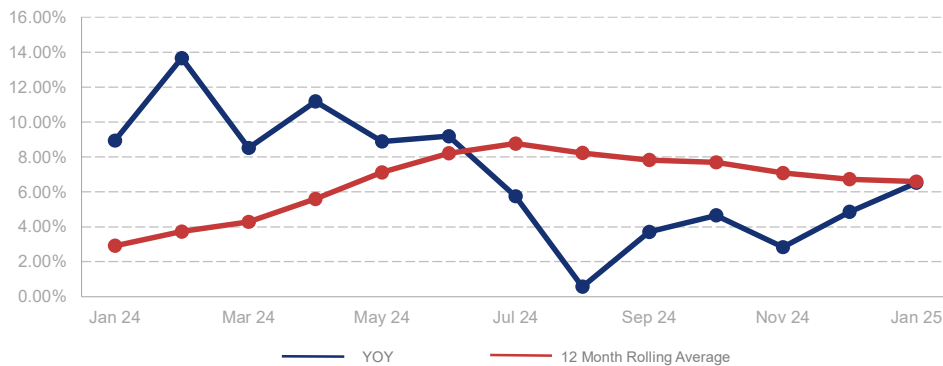
- Median Sales Price is up 6.6% over a 12 month rolling average and up 6.5% from the same month last year.
- Inventory of Homes for Sale is up 51.1% over a 12 month rolling average and up 47.4% from the same month last year.
- Closed Sales are up 5.2% over a 12 month rolling average and up 3.3% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	122.2%	-16.2%	26.1%
Same Month Last Year	22.6%	3.3%	47.4%



	January 2024		January 2025	+ / -	12 Month Avg	+ / -
New Listings	2562		3142	22.6%	2668	21.0%
Pending Sales	1820		1716	-5.7%	1948	5.4%
Closed Sales	1415		1462	3.3%	1898	5.2%
Median Sales Price	\$835,525		\$890,000	6.5%	\$904,034	6.6%
Average Sales Price	\$1,097,065		\$1,197,999	9.2%	\$1,192,251	7.4%
List to Sale Price Ratio	98.4%		97.6%	-0.8%	98.9%	-0.3%
Days on Market	28		38	35.7%	25	11.7%
Inventory of Homes for Sale	2858		4213	47.4%	3998	51.1%
Months Supply of Inventory	1.6		2.2	37.5%	2.1	54.5%

% Change in Median Price



The source of the data for this report is the MLS, Local Association of Realtors and Construction Monitor.