

Local Market Update for December 2025

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

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Bonita

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		1	1	0.0%	143	133	- 7.0%
Pending Sales		8	7	- 12.5%	103	102	- 1.0%
Closed Sales		9	6	- 33.3%	97	104	+ 7.2%
Median Sales Price*		\$1,200,000	\$1,184,400	- 1.3%	\$1,249,000	\$1,170,000	- 6.3%
Percent of Original List Price Received*		96.1%	101.2%	+ 5.3%	97.2%	98.4%	+ 1.2%
Days on Market Until Sale		13	36	+ 176.9%	30	33	+ 10.0%
Inventory of Homes for Sale		18	5	- 72.2%	--	--	--
Months Supply of Inventory		2.1	0.6	- 71.4%	--	--	--

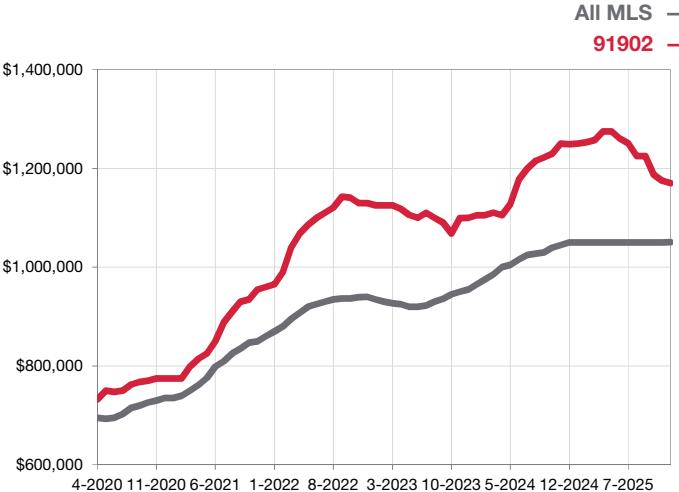
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		2	1	- 50.0%	46	46	0.0%
Pending Sales		3	2	- 33.3%	37	28	- 24.3%
Closed Sales		3	1	- 66.7%	36	26	- 27.8%
Median Sales Price*		\$515,000	\$1,310,000	+ 154.4%	\$530,000	\$655,000	+ 23.6%
Percent of Original List Price Received*		98.6%	87.3%	- 11.5%	98.6%	97.1%	- 1.5%
Days on Market Until Sale		67	33	- 50.7%	35	35	0.0%
Inventory of Homes for Sale		5	4	- 20.0%	--	--	--
Months Supply of Inventory		1.6	1.7	+ 6.3%	--	--	--

* 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

