

# Local Market Update for December 2025

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

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Bonita

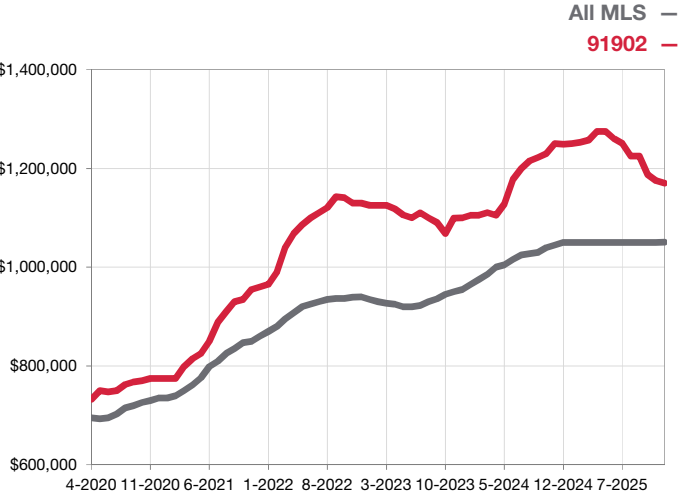
| Detached                                 | December    |             |                | Year to Date |              |                |
|--|-------------|-------------|----------------|--------------|--------------|----------------|
| Key Metrics                              | 2024        | 2025        | 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

