

# Local Market Update for November 2025

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

## 92115

College

### Detached

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	15	15	0.0%	315	366	+ 16.2%
Pending Sales	21	20	- 4.8%	229	227	- 0.9%
Closed Sales	21	16	- 23.8%	223	213	- 4.5%
Median Sales Price*	\$940,000	<b>\$1,075,000</b>	+ 14.4%	\$935,000	<b>\$955,000</b>	+ 2.1%
Percent of Original List Price Received*	97.2%	<b>97.7%</b>	+ 0.5%	99.2%	<b>98.0%</b>	- 1.2%
Days on Market Until Sale	47	<b>21</b>	- 55.3%	27	<b>28</b>	+ 3.7%
Inventory of Homes for Sale	25	<b>37</b>	+ 48.0%	--	--	--
Months Supply of Inventory	1.2	<b>1.9</b>	+ 58.3%	--	--	--

\* 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.

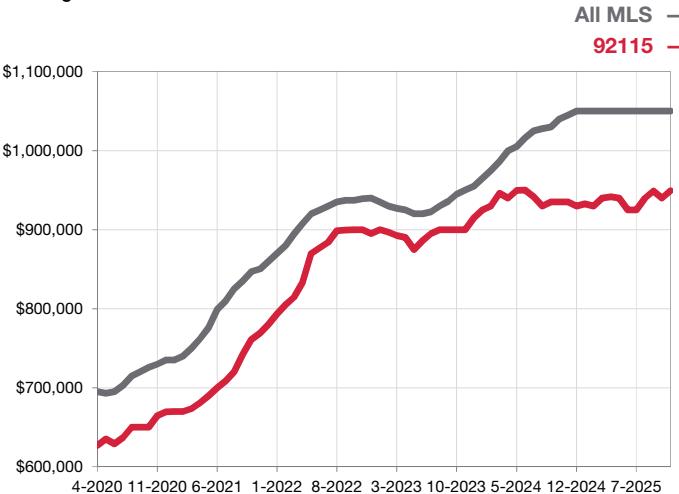
### Attached

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	13	8	- 38.5%	189	<b>259</b>	+ 37.0%
Pending Sales	9	6	- 33.3%	141	<b>130</b>	- 7.8%
Closed Sales	10	<b>12</b>	+ 20.0%	137	<b>128</b>	- 6.6%
Median Sales Price*	\$432,000	<b>\$435,000</b>	+ 0.7%	\$480,000	<b>\$450,000</b>	- 6.3%
Percent of Original List Price Received*	99.8%	<b>97.5%</b>	- 2.3%	100.2%	<b>98.0%</b>	- 2.2%
Days on Market Until Sale	26	<b>31</b>	+ 19.2%	25	<b>40</b>	+ 60.0%
Inventory of Homes for Sale	31	<b>36</b>	+ 16.1%	--	--	--
Months Supply of Inventory	2.5	<b>3.0</b>	+ 20.0%	--	--	--

\* 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

