

Local Market Update for December 2025

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

92115

College

Detached

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	3	3	0.0%	333	344	+ 3.3%
Pending Sales	11	17	+ 54.5%	240	245	+ 2.1%
Closed Sales	20	24	+ 20.0%	243	239	- 1.6%
Median Sales Price*	\$875,000	\$874,950	- 0.0%	\$930,000	\$949,500	+ 2.1%
Percent of Original List Price Received*	95.8%	96.6%	+ 0.8%	98.9%	97.9%	- 1.0%
Days on Market Until Sale	33	56	+ 69.7%	28	31	+ 10.7%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

* 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.

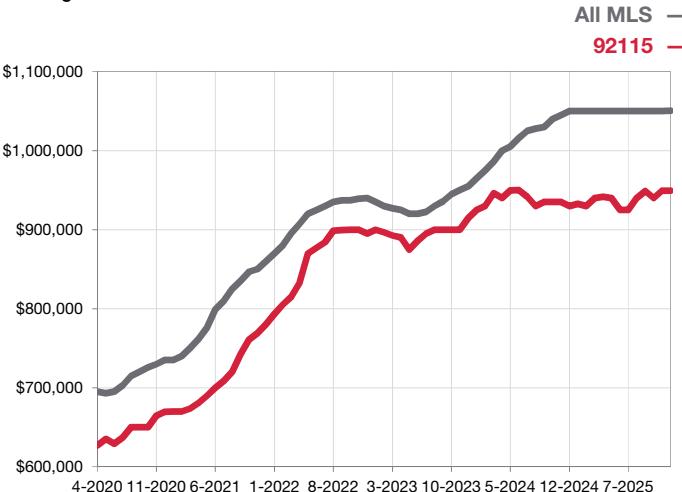
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Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	11	5	- 54.5%	200	252	+ 26.0%
Pending Sales	12	8	- 33.3%	153	138	- 9.8%
Closed Sales	10	8	- 20.0%	147	138	- 6.1%
Median Sales Price*	\$417,500	\$487,500	+ 16.8%	\$475,000	\$450,000	- 5.3%
Percent of Original List Price Received*	97.8%	96.3%	- 1.5%	100.0%	97.9%	- 2.1%
Days on Market Until Sale	30	46	+ 53.3%	26	40	+ 53.8%
Inventory of Homes for Sale	23	21	- 8.7%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--

* 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

