



# AREA REPORT

DECEMBER 2025



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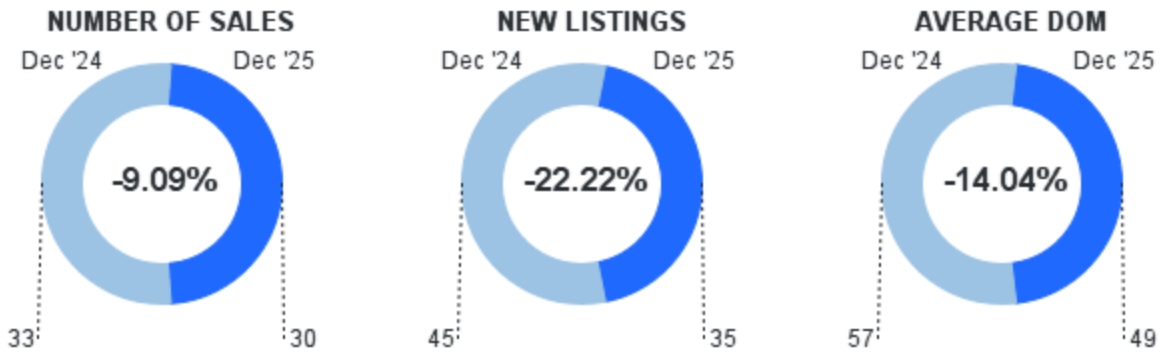


**COLDWELL BANKER**  
**REALTY**

# SAN DIEGO DOWNTOWN | December 2025

## REAL ESTATE SNAPSHOT - Change since this time last year

### All Property Types



0.13%

**MEDIAN SALES PRICE**  
ALL PROPERTY TYPES

5.33%

**AVERAGE SALES PRICE**  
ALL PROPERTY TYPES

0.68%

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

3.81%

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

Dec '24 Dec '25

# AREA REPORT

## SAN DIEGO DOWNTOWN

### FULL MARKET SUMMARY

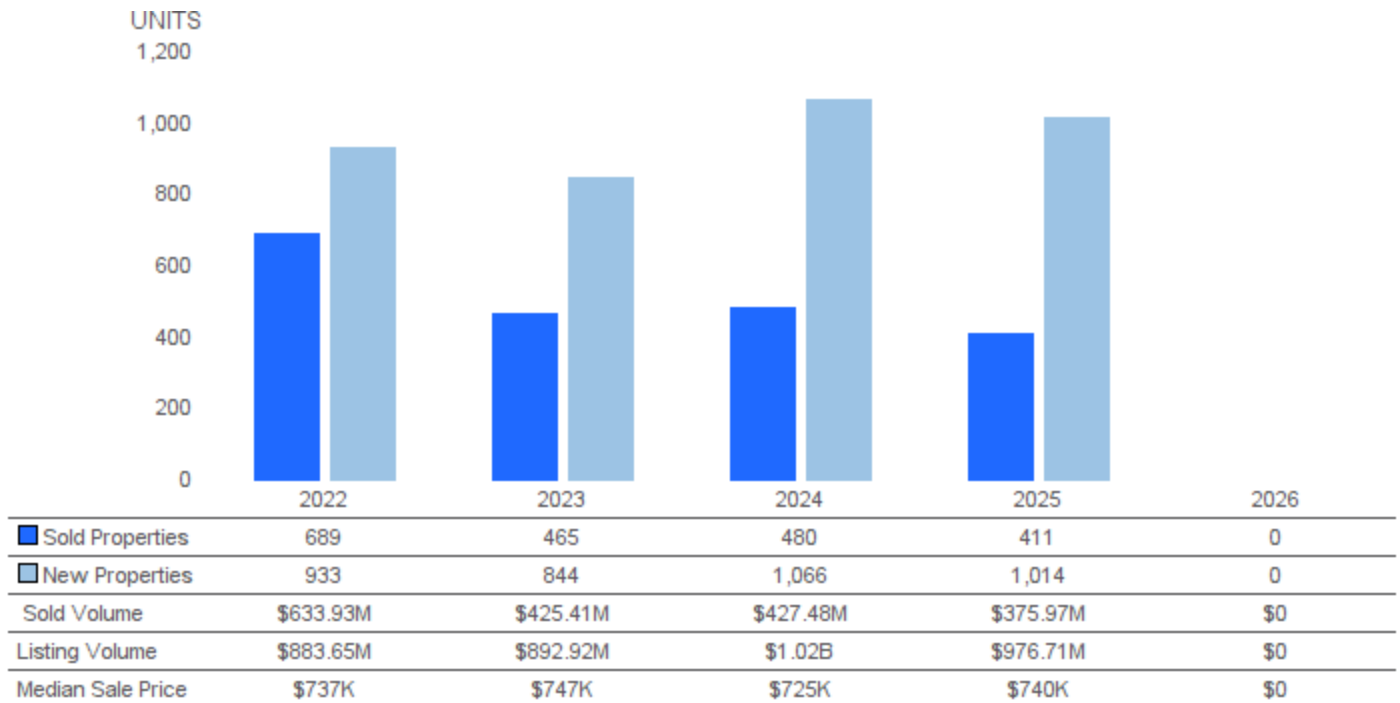
December 2025 | All Property Types ?

	Month to Date			Year to Date		
	December 2025	December 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	35	45	-22.22% <span>↓</span>	1014	1066	-4.88% <span>↓</span>
Sold Listings	30	33	-9.09% <span>↓</span>	411	480	-14.38% <span>↓</span>
Median List Price (Solds)	\$804,450	\$799,000	0.68% <span>↑</span>	\$749,900	\$739,450	1.41% <span>↑</span>
Median Sold Price	\$786,000	\$785,000	0.13% <span>↑</span>	\$740,000	\$725,000	2.07% <span>↑</span>
Median Days on Market	41	42	-2.38% <span>↓</span>	34	26	30.77% <span>↑</span>
Average List Price (Solds)	\$1,001,819	\$965,034	3.81% <span>↑</span>	\$937,442	\$912,382	2.75% <span>↑</span>
Average Sold Price	\$989,887	\$939,779	5.33% <span>↑</span>	\$914,776	\$890,576	2.72% <span>↑</span>
Average Days on Market	49	57	-14.04% <span>↓</span>	45	40	12.5% <span>↑</span>
List/Sold Price Ratio	98.7%	97.9%	0.75% <span>↑</span>	98%	98.4%	-0.42% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

December 2025 | All Property Types ?

**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



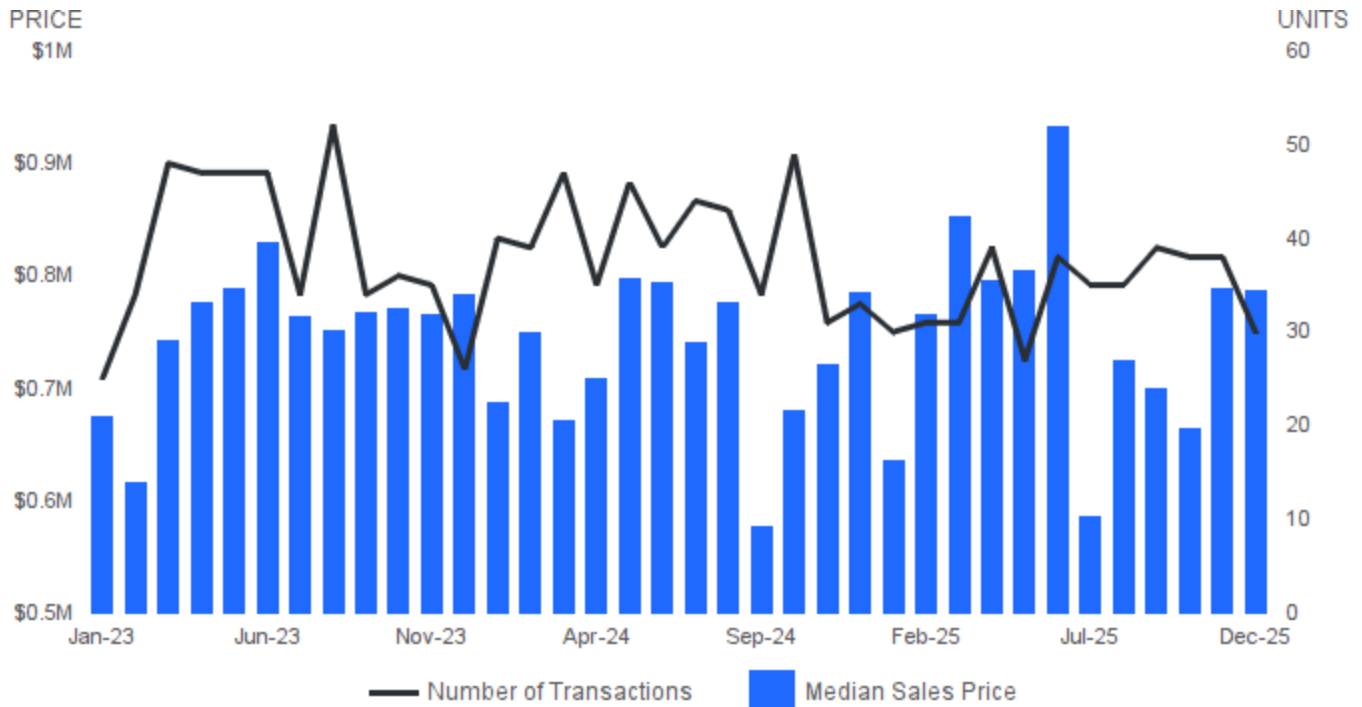
Sold Properties	689	465	480	411	0
New Properties	933	844	1,066	1,014	0
Sold Volume	\$633.93M	\$425.41M	\$427.48M	\$375.97M	\$0
Listing Volume	\$883.65M	\$892.92M	\$1.02B	\$976.71M	\$0
Median Sale Price	\$737K	\$747K	\$725K	\$740K	\$0

## MEDIAN SALES PRICE AND NUMBER OF SALES

December 2025 | All Property Types ?

**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.

**Number of Sales** | Number of properties sold.

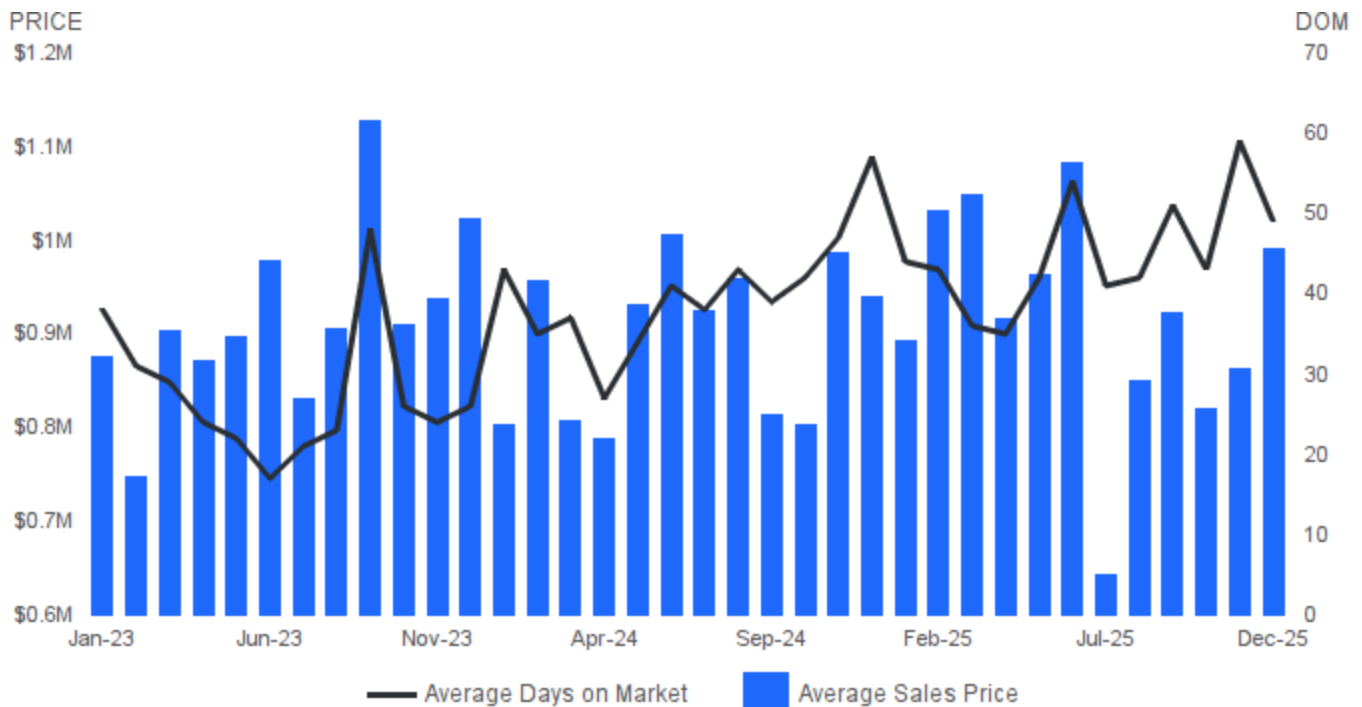


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2025 | All Property Types ?

**Average Sales Price** | Average sales price for all properties sold.

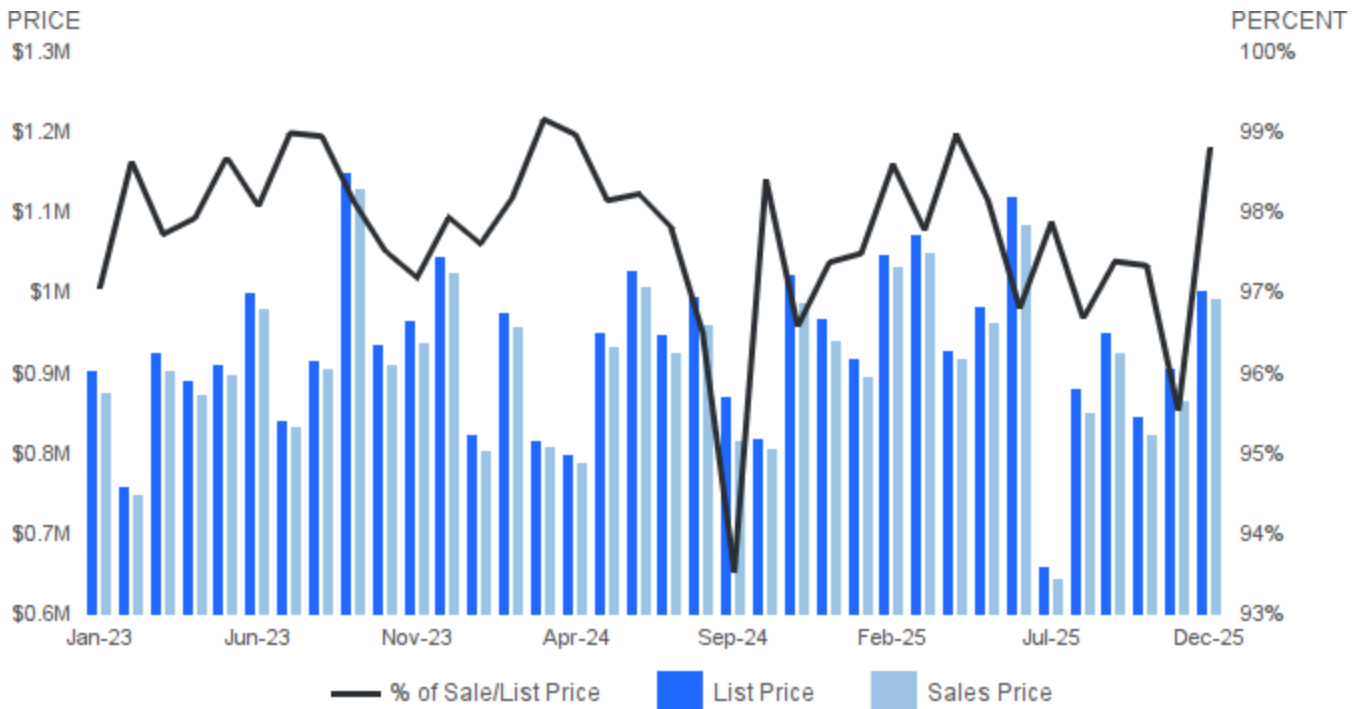
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2025 | All Property Types ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.



# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2025 | All Property Types ?

Average Sales Price | Average sales price for all properties sold.

Properties for Sale | Number of properties listed for sale at the end of month.

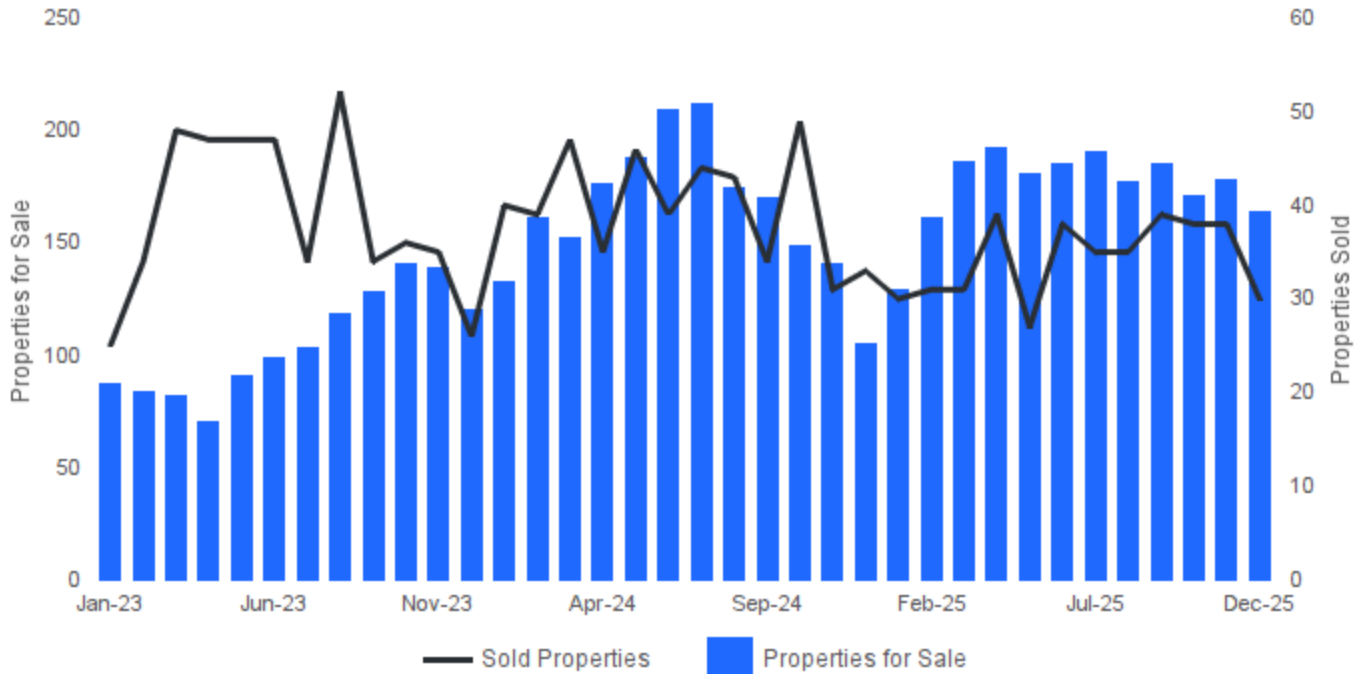


# PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2025 | All Property Types ?

**Properties for Sale** | Number of properties listed for sale at the end of month.

**Sold Properties** | Number of properties sold.



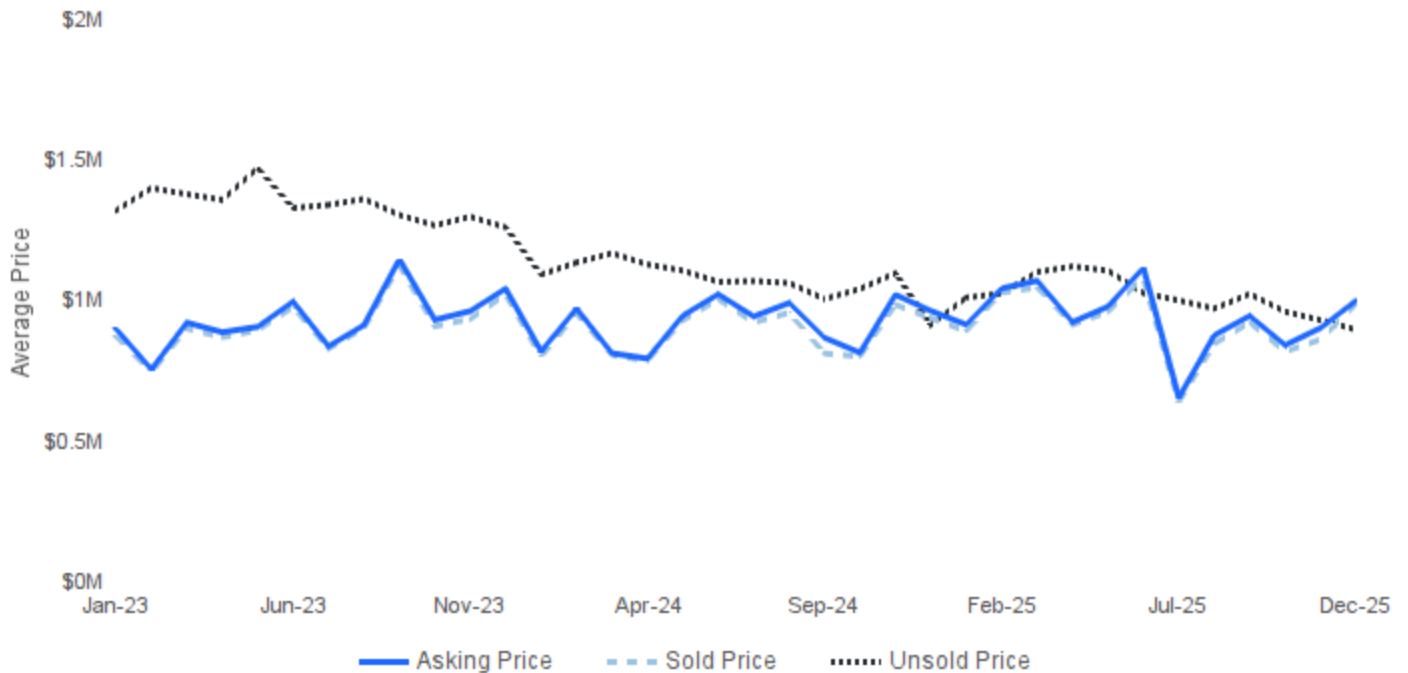
# AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2025 | All Property Types ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

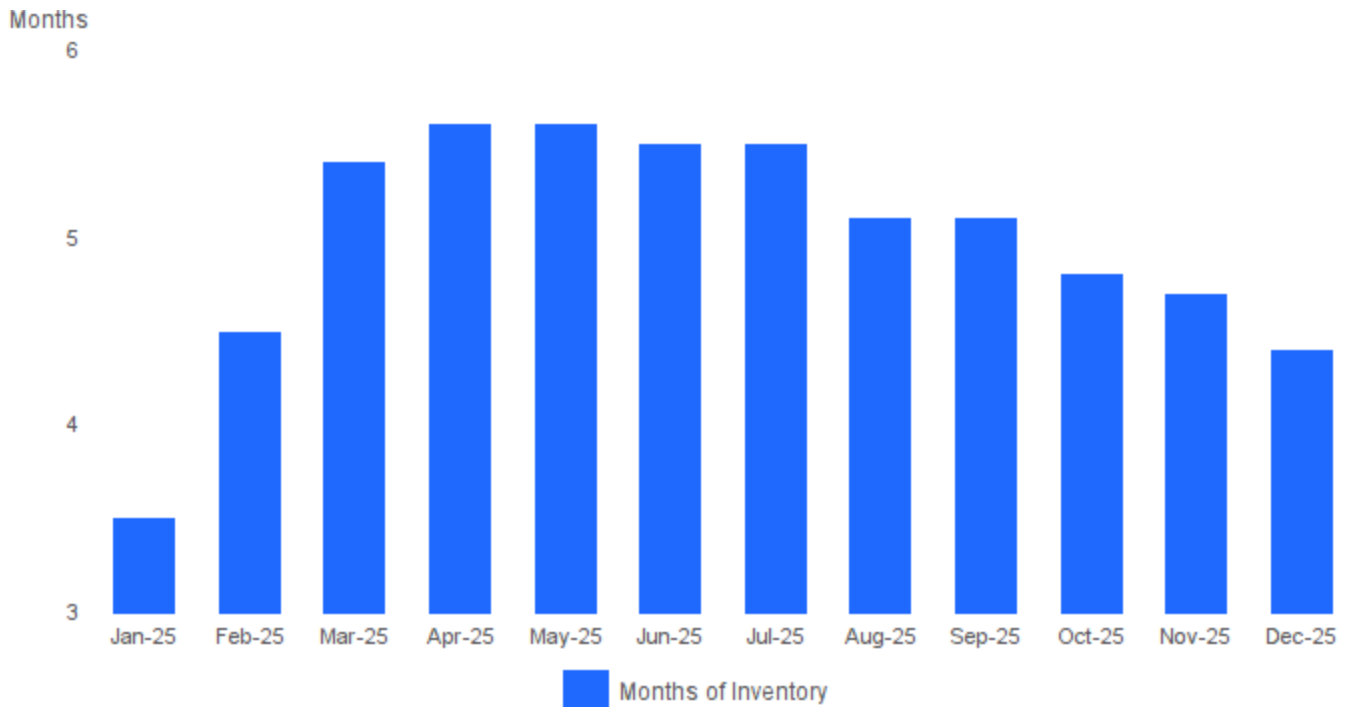
**Unsold Price** | the average active list price



# ABSORPTION RATE

December 2025 | All Property Types ?

**Absorption Rate** | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



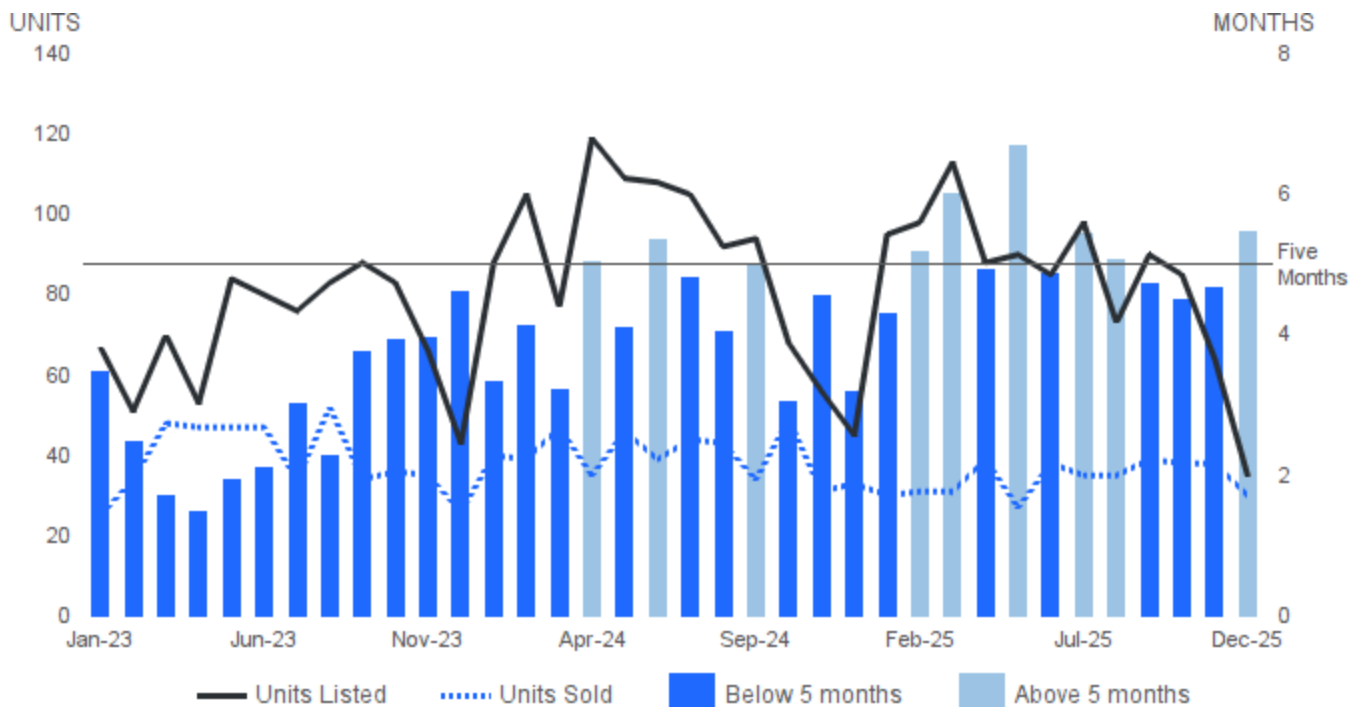
# MONTHS SUPPLY OF INVENTORY

December 2025 | All Property Types ?

**Months Supply of Inventory** | Properties for sale divided by number of properties sold.

**Units Listed** | Number of properties listed for sale at the end of month.

**Units Sold** | Number of properties sold.



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