

# Nevin Real Estate Advisors

Nevinadvisors.com

Date: March 15 2026

## **Re: The Downtown San Diego Condominium Market**

I have prepared the 2025 review of the downtown condominium market. The sales are better than I anticipated.

The data was provided by Linda Menashe of Chicago Title Company.

Her contact information is 619-987

Alan Nevin

Nevin.econ@gmail.com

# **The Market for Condominiums**

## **Downtown San Diego**

### **2025**

**Prepared by Alan Nevin**

**Nevin Real Estate Advisors**

**Data Provided by Chicago Title Company**

**Linda Menashe 619-987-8388**

**Menashel@CTT.com**

With the assistance of Chicago Title Company, we have been tracking the downtown condominium market for almost a decade. In that timeframe, the average condominium sale has increased in value by almost a quarter million dollars. Sales were brisk through 2022, after which rising interest rates put a lid on the market.

Immediately prior to COVID (2020), it is worthy to note that there have only been two new condominium projects constructed downtown: **Bosa's Pacific Gate** (2018) and **Bosa's Savina** (2019).

In 2022 through 2025, the market has been flat with the average downtown condominium unit selling for \$900,000, about \$800 per square foot.

Currently Bosa has a 400-unit 40-story condominium tower under construction (**Andia**), but there will be no move-ins until early 2027. In that same timeframe, Ambient Communities is in the midst of converting the 26-story U.S. Bank Building at **530 B Street** into condominiums, but they will not be occupied for another year.

**Condominium Sales  
Downtown San Diego (92101)  
2017-2025**

<b>Year</b>	<b>Sales</b>	<b>Avg. Sq.Ft.</b>	<b>Avg. Price</b>	<b>Avg. Price/SF</b>	<b>% Change</b>
2017	865	1,113	\$ 657,541	\$ 591	1.00
2018	828	1,083	\$ 645,439	\$ 596	1.01
2019	720	1,090	\$ 679,043	\$ 623	1.05
2020	936	1,096	\$ 702,889	\$ 641	1.09
2021	1,367	1,124	\$ 878,334	\$ 781	1.32
2022	959	1,129	\$ 912,816	\$ 809	1.37
2023	574	1,183	\$ 900,505	\$ 761	1.29
2024	590	1,135	\$ 912,355	\$ 804	1.39
2025	619	1,146	\$ 907,500	\$ 792	0.99

Chicago Title Co.

In 2025, despite the absence of new product and high interest rates, the downtown market absorbed more than 500 condominium units and there were more than 150 units sold for more than \$1,000,000.

**Condominium Sales by Price Range  
Downtown San Diego (92101)  
CY 2025**

Price Range	%	No.	Avg. Sq.Ft.	Avg. Price	\$/Sq.Ft.
Under \$500,000	18%	101	328	\$ 411,656	\$ 1,255
\$500,000-749,999	32%	181	927	\$ 611,119	\$ 659
\$750,000-\$999,999	22%	123	1,240	\$ 849,687	\$ 685
\$1,000,000-1,500,000	16%	90	1,475	\$ 1,211,363	\$ 821
\$1,500,000-	12%	65	1,817	\$ 2,196,388	\$ 1,209
<b>Total/Avg.</b>	<b>100%</b>	<b>560</b>	<b>1,135</b>	<b>\$ 912,275</b>	<b>804</b>

Note: prices were not reported for all units  
Chicago Title Co.

There are more than 40+ condominium projects in downtown San Diego. Nine of them accounted for 150 of the 560 sales. Almost half of all the sales in 2025 were to “non-owner occupants.

**Owner Occupied  
Condominiums Sold  
January-December 2025**

Category	No.	%
Owner Occupied	297	53%
Not Owner Occupied	263	47%
<b>Total</b>	<b>560</b>	<b>100%</b>

Source: Chicago Title Co.

The exhibit below is a sample of condominium projects that sold more than ten units in 2025. Their prices range from Smart Corner at \$556 per square foot to Pacific Gate at \$1,127 per square foot.

**Best Selling Condominium Projects  
(10+ Sales in 2025)  
Downtown San Diego (92101)  
CY 202a5**

<b>Project</b>	<b>Address</b>	<b>Developer</b>	<b>No. Sold</b>	<b>Sq. Ft.</b>	<b>Avg. Price</b>	<b>\$/Sq.Ft.</b>
Smart Corner	1080 Park Blvd.	Harmer	17	751	\$417,441	\$556
Alta	575 6th Ave.	Anka	16	776	\$629,200	\$811
Trellis	530 K St.	Bosa	12	833	\$834,083	\$1,001
Electra	700 West E Street	Bosa	10	1,146	\$979,660	\$855
The Mark	800 Mark Lane	Doug Wilson	11	1,155	\$834,083	\$722
CityFront Terrace	500 W. Harbor Drive	Crescent	20	1,209	\$1,025,711	\$848
Acqua Vista	425 W. Beech St.	Intracorp	10	1,381	\$597,000	\$432
Pacific Gate	888 West E Street.	Bosa	12	1,414	\$1,593,000	\$1,127

Chicago Title Co.

On balance, the downtown condominium market is alive and well and anxiously awaiting the arrival of the two newest condominium projects (530 B and Andia).

And Chicago Title will be available to service its customers.