

# Local Market Update for March 2026

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

## 91950

National City

| Detached                                 | March     |                  |          | Year to Date |                  |          |
|------------------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                          | 2025      | 2026             | % Change | Thru 3-2025  | Thru 3-2026      | % Change |
| <b>Key Metrics</b>                       |           |                  |          |              |                  |          |
| New Listings                             | 8         | 10               | + 25.0%  | 39           | 25               | - 35.9%  |
| Pending Sales                            | 10        | 8                | - 20.0%  | 31           | 21               | - 32.3%  |
| Closed Sales                             | 9         | 2                | - 77.8%  | 24           | 16               | - 33.3%  |
| Median Sales Price*                      | \$650,000 | <b>\$757,500</b> | + 16.5%  | \$697,500    | <b>\$729,500</b> | + 4.6%   |
| Percent of Original List Price Received* | 97.9%     | <b>101.2%</b>    | + 3.4%   | 98.9%        | <b>101.9%</b>    | + 3.0%   |
| Days on Market Until Sale                | 30        | 8                | - 73.3%  | 27           | 24               | - 11.1%  |
| Inventory of Homes for Sale              | 13        | 8                | - 38.5%  | —            | —                | —        |
| Months Supply of Inventory               | 1.7       | 1.0              | - 41.2%  | —            | —                | —        |

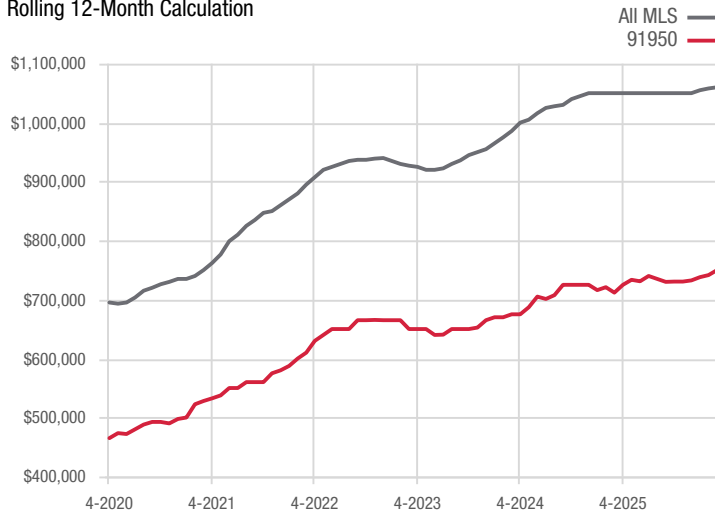
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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| <b>Key Metrics</b>                       |           |                  |          |              |                  |          |
| New Listings                             | 9         | 1                | - 88.9%  | 18           | 10               | - 44.4%  |
| Pending Sales                            | 2         | 1                | - 50.0%  | 6            | 10               | + 66.7%  |
| Closed Sales                             | 3         | 4                | + 33.3%  | 6            | 13               | + 116.7% |
| Median Sales Price*                      | \$425,000 | <b>\$453,500</b> | + 6.7%   | \$382,000    | <b>\$465,000</b> | + 21.7%  |
| Percent of Original List Price Received* | 97.8%     | <b>97.2%</b>     | - 0.6%   | 98.4%        | <b>96.7%</b>     | - 1.7%   |
| Days on Market Until Sale                | 9         | 6                | - 33.3%  | 26           | 34               | + 30.8%  |
| Inventory of Homes for Sale              | 22        | 8                | - 63.6%  | —            | —                | —        |
| Months Supply of Inventory               | 9.3       | 2.1              | - 77.4%  | —            | —                | —        |

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### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

