

Local Market Update for June 2026

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

92115

College

| Detached | June | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 6-2025 | Thru 6-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 49 | 28 | - 42.9% | 210 | 174 | - 17.1% |
| Pending Sales | 17 | 20 | + 17.6% | 112 | 109 | - 2.7% |
| Closed Sales | 21 | 17 | - 19.0% | 105 | 98 | - 6.7% |
| Median Sales Price* | \$899,000 | \$950,000 | + 5.7% | \$990,000 | \$960,000 | - 3.0% |
| Percent of Original List Price Received* | 97.1% | 96.9% | - 0.2% | 97.7% | 98.2% | + 0.5% |
| Days on Market Until Sale | 22 | 26 | + 18.2% | 26 | 31 | + 19.2% |
| Inventory of Homes for Sale | 67 | 43 | - 35.8% | — | — | — |
| Months Supply of Inventory | 3.6 | 2.2 | - 38.9% | — | — | — |

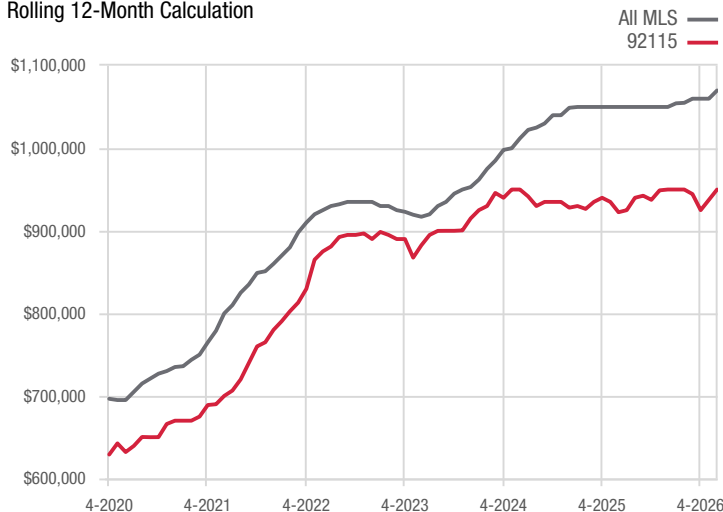
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | June | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 6-2025 | Thru 6-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 24 | 28 | + 16.7% | 135 | 141 | + 4.4% |
| Pending Sales | 14 | 7 | - 50.0% | 63 | 61 | - 3.2% |
| Closed Sales | 12 | 11 | - 8.3% | 61 | 56 | - 8.2% |
| Median Sales Price* | \$485,000 | \$525,000 | + 8.2% | \$450,000 | \$480,000 | + 6.7% |
| Percent of Original List Price Received* | 99.7% | 98.2% | - 1.5% | 98.8% | 98.9% | + 0.1% |
| Days on Market Until Sale | 34 | 46 | + 35.3% | 38 | 47 | + 23.7% |
| Inventory of Homes for Sale | 54 | 59 | + 9.3% | — | — | — |
| Months Supply of Inventory | 4.7 | 5.0 | + 6.4% | — | — | — |

* 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

