

Local Market Update for March 2026

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

92122

University City

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	12	18	+ 50.0%	35	45	+ 28.6%
Pending Sales	7	15	+ 114.3%	22	33	+ 50.0%
Closed Sales	5	10	+ 100.0%	22	25	+ 13.6%
Median Sales Price*	\$1,519,000	\$1,492,500	- 1.7%	\$1,607,500	\$1,650,000	+ 2.6%
Percent of Original List Price Received*	96.9%	98.2%	+ 1.3%	97.6%	99.7%	+ 2.2%
Days on Market Until Sale	20	23	+ 15.0%	30	25	- 16.7%
Inventory of Homes for Sale	12	12	0.0%	—	—	—
Months Supply of Inventory	1.3	1.3	0.0%	—	—	—

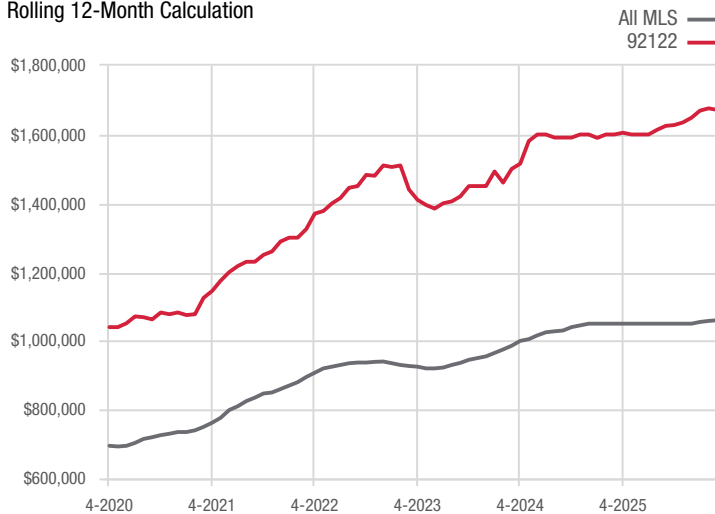
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	26	44	+ 69.2%	71	89	+ 25.4%
Pending Sales	18	11	- 38.9%	44	41	- 6.8%
Closed Sales	17	12	- 29.4%	43	45	+ 4.7%
Median Sales Price*	\$585,000	\$605,000	+ 3.4%	\$720,000	\$630,000	- 12.5%
Percent of Original List Price Received*	97.9%	96.7%	- 1.2%	97.6%	96.3%	- 1.3%
Days on Market Until Sale	29	57	+ 96.6%	42	58	+ 38.1%
Inventory of Homes for Sale	36	60	+ 66.7%	—	—	—
Months Supply of Inventory	2.5	4.4	+ 76.0%	—	—	—

* 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

