Local Market Update for February 2026

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

91916

Descanso

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	7	**0**	- 100.0%	12	**2**	- 83.3%
Pending Sales	3	**1**	- 66.7%	4	**3**	- 25.0%
Closed Sales	1	**2**	+ 100.0%	1	**3**	+ 200.0%
Median Sales Price*	$525,000	**$872,500**	+ 66.2%	$525,000	**$865,000**	+ 64.8%
Percent of Original List Price Received*	91.3%	**97.3%**	+ 6.6%	91.3%	**95.4%**	+ 4.5%
Days on Market Until Sale	17	**64**	+ 276.5%	17	**55**	+ 223.5%
Inventory of Homes for Sale	14	**3**	- 78.6%	—	—	—
Months Supply of Inventory	5.4	**1.1**	- 79.6%	—	—	—

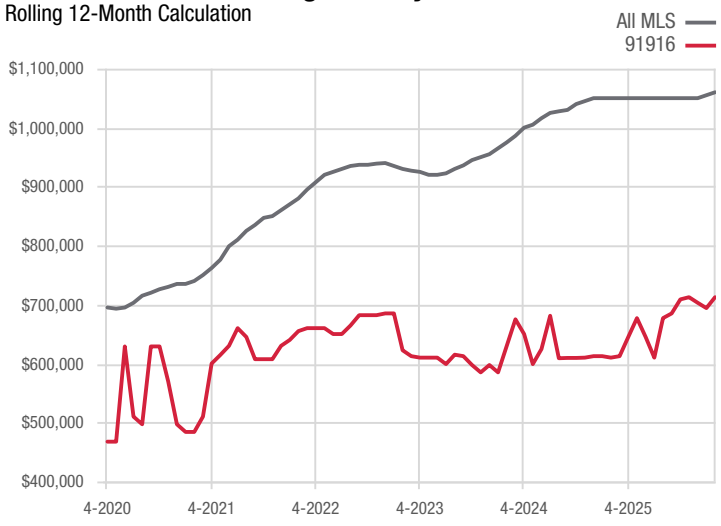
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Median Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Days on Market Until Sale	—	—	—	—	—	—
Inventory of Homes for Sale	0	**0**	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

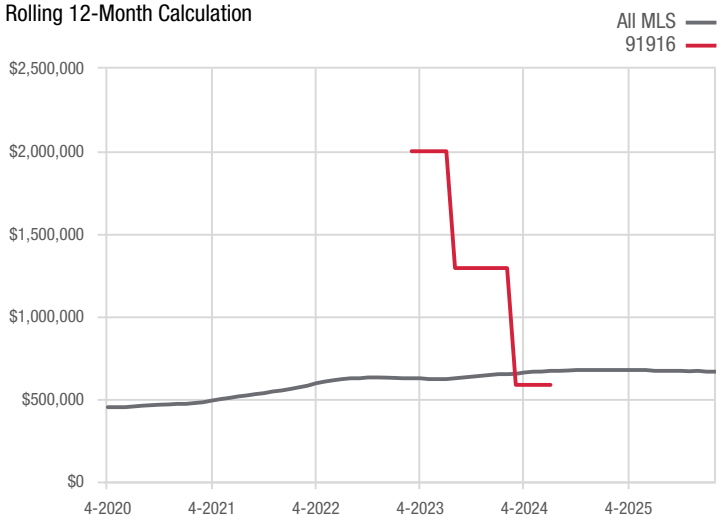
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.