Local Market Update for February 2026

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

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Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	1	**1**	0.0%	2	**2**	0.0%
Pending Sales	0	**1**	—	0	**1**	—
Closed Sales	0	**0**	0.0%	0	**1**	—
Median Sales Price*	—	**—**	—	—	**$525,000**	—
Percent of Original List Price Received*	—	**—**	—	—	**101.2%**	—
Days on Market Until Sale	—	**—**	—	—	**26**	—
Inventory of Homes for Sale	2	**2**	0.0%	—	**—**	—
Months Supply of Inventory	1.7	**2.0**	+ 17.6%	—	**—**	—

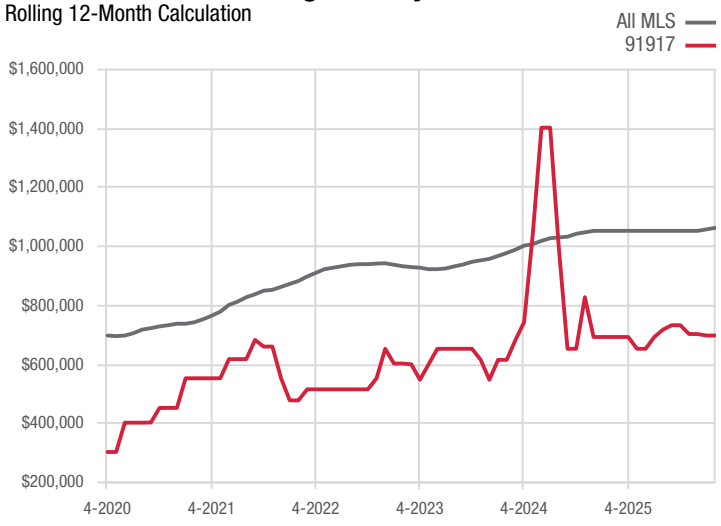
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

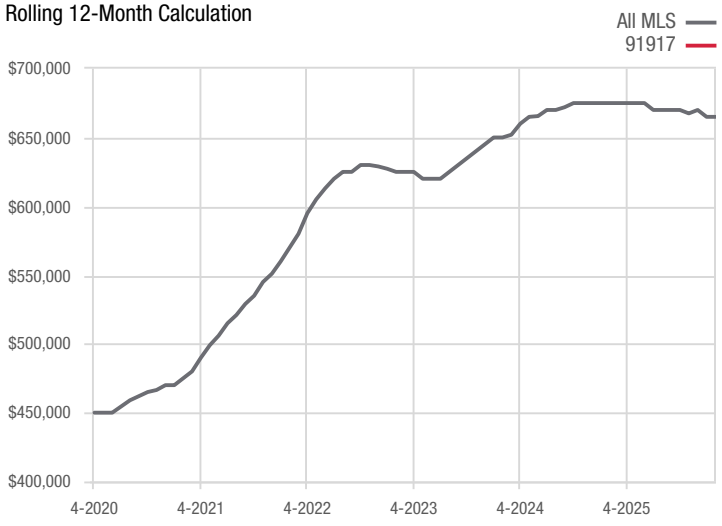
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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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.