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	0	**0**	0.0%	1	**0**	- 100.0%
Pending Sales	0	**0**	0.0%	0	**1**	—
Closed Sales	0	**1**	—	1	**1**	0.0%
Median Sales Price*	—	**$760,500**	—	$615,000	**$760,500**	+ 23.7%
Percent of Original List Price Received*	—	**98.8%**	—	98.4%	**98.8%**	+ 0.4%
Days on Market Until Sale	—	**64**	—	15	**64**	+ 326.7%
Inventory of Homes for Sale	1	**0**	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

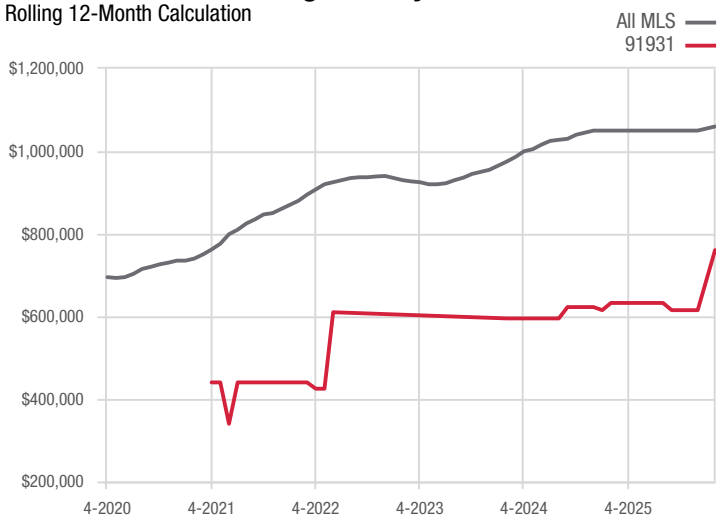
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	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.

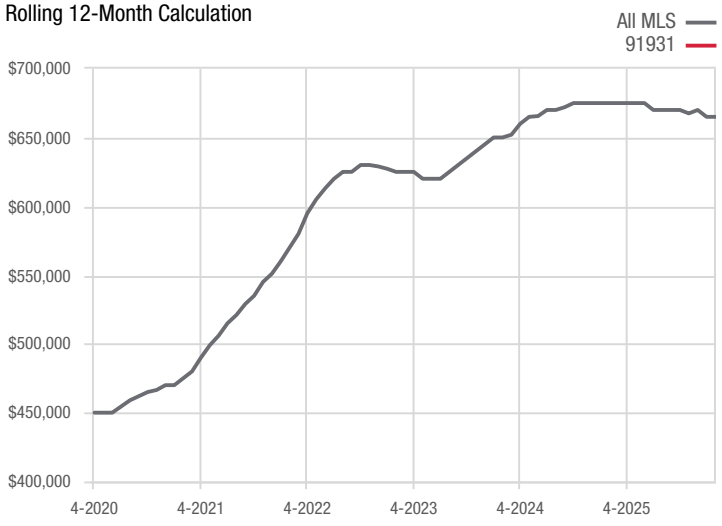
Median Sales Price - Single Family

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.