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	13	**9**	- 30.8%	34	**20**	- 41.2%
Pending Sales	4	**8**	+ 100.0%	10	**15**	+ 50.0%
Closed Sales	8	**5**	- 37.5%	11	**12**	+ 9.1%
Median Sales Price*	$921,500	**$830,000**	- 9.9%	$993,000	**$945,000**	- 4.8%
Percent of Original List Price Received*	92.9%	**96.9%**	+ 4.3%	95.6%	**94.8%**	- 0.8%
Days on Market Until Sale	56	**46**	- 17.9%	50	**82**	+ 64.0%
Inventory of Homes for Sale	33	**15**	- 54.5%	—	**—**	—
Months Supply of Inventory	6.0	**2.2**	- 63.3%	—	**—**	—

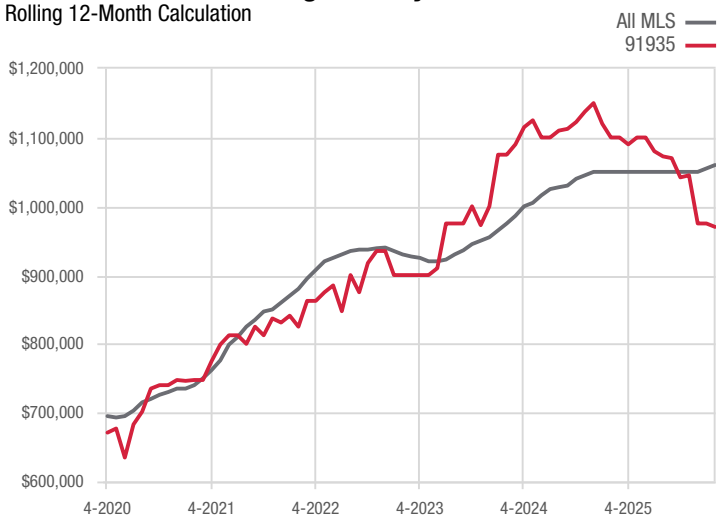
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

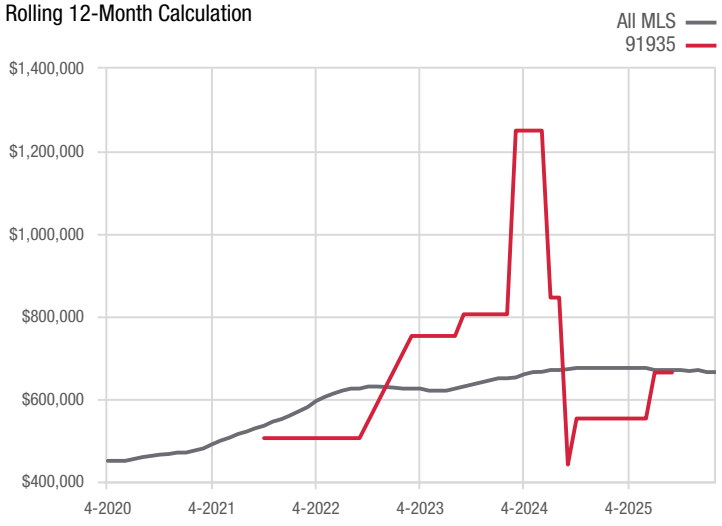
Median Sales Price - Single Family

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.