Local Market Update for February 2026

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

91950

National City

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	11	**8**	- 27.3%	31	**17**	- 45.2%
Pending Sales	12	**4**	- 66.7%	21	**14**	- 33.3%
Closed Sales	11	**7**	- 36.4%	15	**12**	- 20.0%
Median Sales Price*	$725,000	**$660,000**	- 9.0%	$715,000	**$682,500**	- 4.5%
Percent of Original List Price Received*	101.1%	**103.0%**	+ 1.9%	99.5%	**102.2%**	+ 2.7%
Days on Market Until Sale	20	**25**	+ 25.0%	26	**24**	- 7.7%
Inventory of Homes for Sale	17	**9**	- 47.1%	—	—	—
Months Supply of Inventory	2.2	**1.1**	- 50.0%	—	—	—

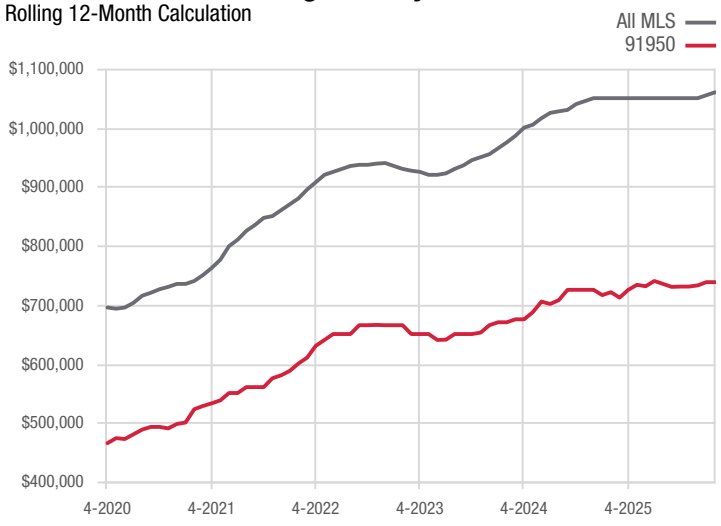
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	4	**1**	- 75.0%	9	**6**	- 33.3%
Pending Sales	1	**4**	+ 300.0%	4	**8**	+ 100.0%
Closed Sales	2	**3**	+ 50.0%	3	**8**	+ 166.7%
Median Sales Price*	$410,000	**$465,000**	+ 13.4%	$315,000	**$522,500**	+ 65.9%
Percent of Original List Price Received*	99.7%	**98.9%**	- 0.8%	99.0%	**96.2%**	- 2.8%
Days on Market Until Sale	41	**73**	+ 78.0%	43	**50**	+ 16.3%
Inventory of Homes for Sale	16	**5**	- 68.8%	—	—	—
Months Supply of Inventory	5.3	**1.4**	- 73.6%	—	—	—

* 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.

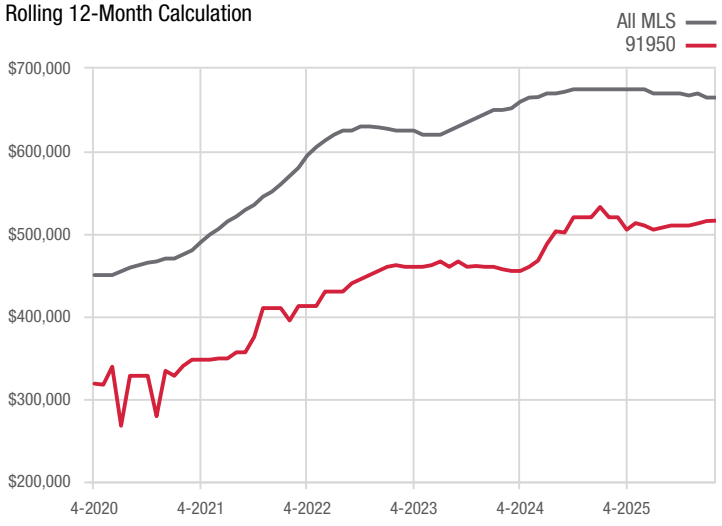
Median Sales Price - Single Family

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.