Local Market Update for February 2026

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

91978

Rancho San Diego

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	4	**6**	+ 50.0%	7	**11**	+ 57.1%
Pending Sales	0	**3**	—	3	**5**	+ 66.7%
Closed Sales	4	**2**	- 50.0%	5	**5**	0.0%
Median Sales Price*	$997,500	**$845,000**	- 15.3%	$995,000	**$875,000**	- 12.1%
Percent of Original List Price Received*	98.2%	**102.7%**	+ 4.6%	98.6%	**97.5%**	- 1.1%
Days on Market Until Sale	44	**10**	- 77.3%	37	**67**	+ 81.1%
Inventory of Homes for Sale	6	**6**	0.0%	—	—	—
Months Supply of Inventory	1.5	**1.5**	0.0%	—	—	—

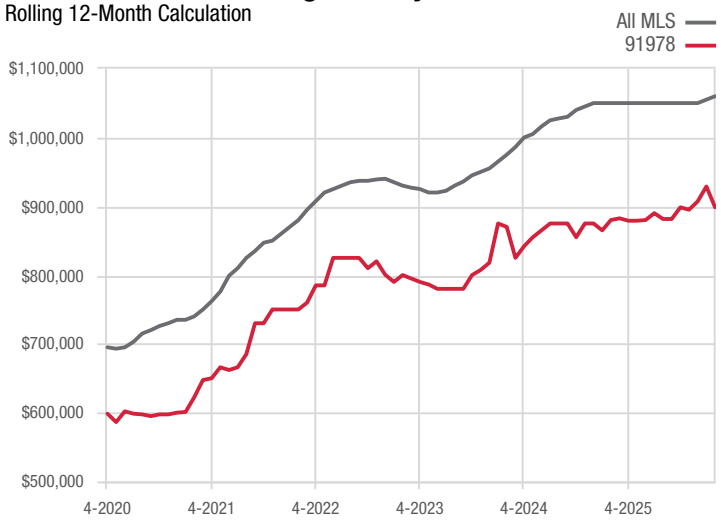
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	1	**2**	+ 100.0%	4	**7**	+ 75.0%
Pending Sales	1	**1**	0.0%	3	**3**	0.0%
Closed Sales	2	**1**	- 50.0%	3	**2**	- 33.3%
Median Sales Price*	$708,500	**$475,000**	- 33.0%	$557,000	**$542,500**	- 2.6%
Percent of Original List Price Received*	99.8%	**102.2%**	+ 2.4%	99.6%	**102.0%**	+ 2.4%
Days on Market Until Sale	28	**13**	- 53.6%	27	**21**	- 22.2%
Inventory of Homes for Sale	2	**6**	+ 200.0%	—	—	—
Months Supply of Inventory	1.3	**3.6**	+ 176.9%	—	—	—

* 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.

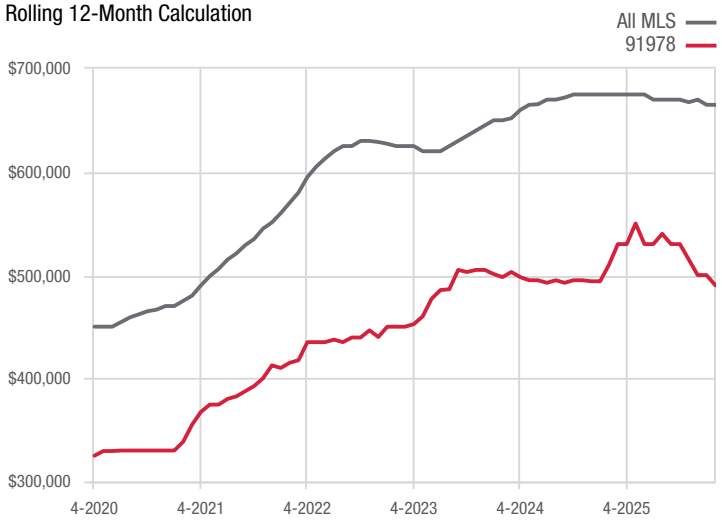
Median Sales Price - Single Family

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.