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	34	**23**	- 32.4%	70	**55**	- 21.4%
Pending Sales	24	**20**	- 16.7%	52	**45**	- 13.5%
Closed Sales	29	**24**	- 17.2%	44	**35**	- 20.5%
Median Sales Price*	$880,000	**$824,500**	- 6.3%	$871,111	**$820,000**	- 5.9%
Percent of Original List Price Received*	102.0%	**100.0%**	- 2.0%	101.3%	**100.3%**	- 1.0%
Days on Market Until Sale	19	**40**	+ 110.5%	25	**37**	+ 48.0%
Inventory of Homes for Sale	33	**29**	- 12.1%	—	—	—
Months Supply of Inventory	1.2	**1.1**	- 8.3%	—	—	—

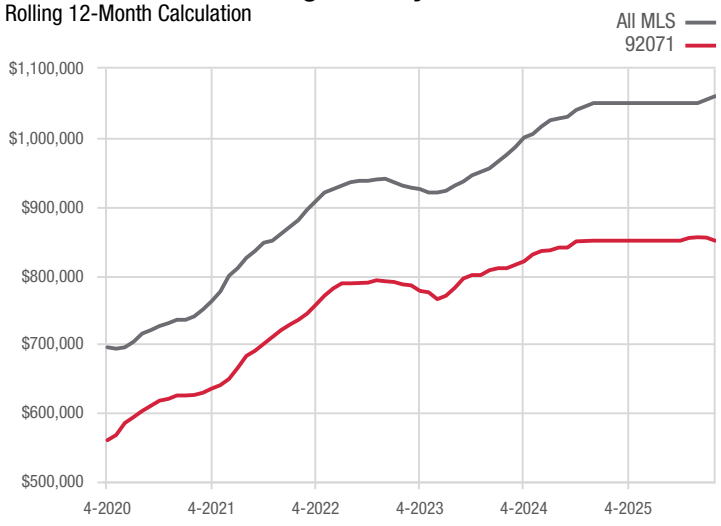
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	23	**20**	- 13.0%	48	**43**	- 10.4%
Pending Sales	14	**20**	+ 42.9%	27	**33**	+ 22.2%
Closed Sales	14	**17**	+ 21.4%	24	**28**	+ 16.7%
Median Sales Price*	$575,000	**$595,000**	+ 3.5%	$582,250	**$580,000**	- 0.4%
Percent of Original List Price Received*	99.7%	**98.3%**	- 1.4%	98.8%	**97.5%**	- 1.3%
Days on Market Until Sale	33	**34**	+ 3.0%	47	**50**	+ 6.4%
Inventory of Homes for Sale	37	**29**	- 21.6%	—	—	—
Months Supply of Inventory	2.1	**2.0**	- 4.8%	—	—	—

* 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.

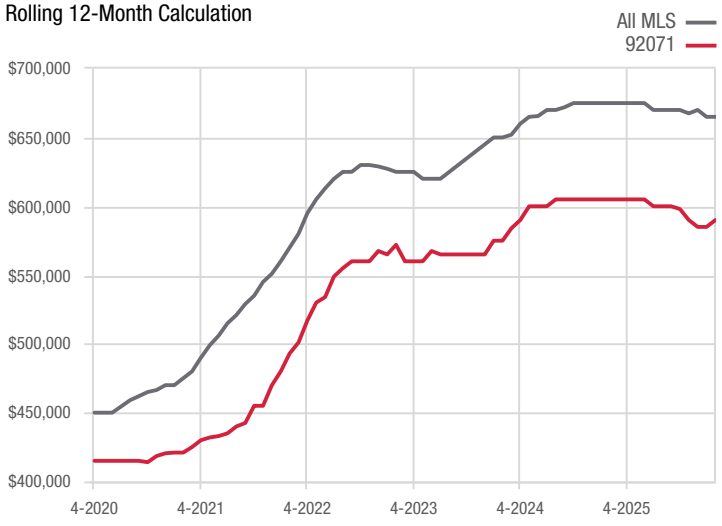
Median Sales Price - Single Family

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.