Local Market Update for February 2026

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

92105

City Heights

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	13	**17**	+ 30.8%	32	**33**	+ 3.1%
Pending Sales	12	**15**	+ 25.0%	16	**20**	+ 25.0%
Closed Sales	6	**5**	- 16.7%	12	**16**	+ 33.3%
Median Sales Price*	$735,500	**$650,000**	- 11.6%	$735,500	**$702,768**	- 4.5%
Percent of Original List Price Received*	102.8%	**97.5%**	- 5.2%	102.2%	**97.9%**	- 4.2%
Days on Market Until Sale	19	**29**	+ 52.6%	23	**34**	+ 47.8%
Inventory of Homes for Sale	16	**22**	+ 37.5%	—	**—**	—
Months Supply of Inventory	1.3	**2.1**	+ 61.5%	—	**—**	—

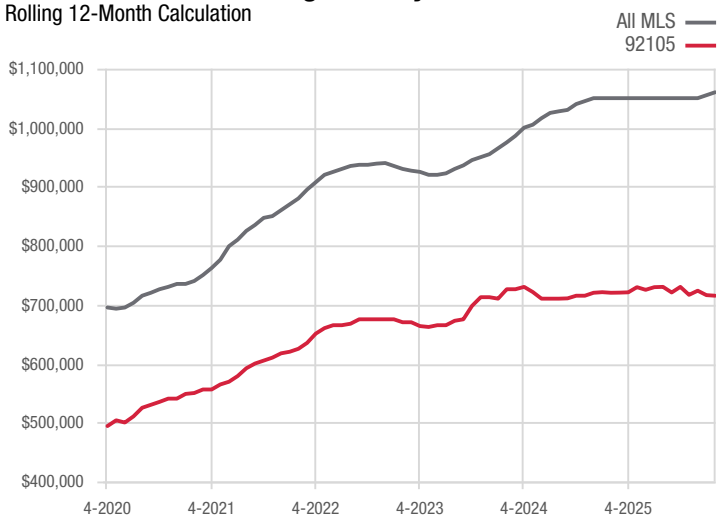
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	11	**10**	- 9.1%	24	**16**	- 33.3%
Pending Sales	8	**12**	+ 50.0%	16	**18**	+ 12.5%
Closed Sales	6	**4**	- 33.3%	8	**14**	+ 75.0%
Median Sales Price*	$502,500	**$650,000**	+ 29.4%	$484,000	**$460,000**	- 5.0%
Percent of Original List Price Received*	101.8%	**96.8%**	- 4.9%	99.4%	**97.5%**	- 1.9%
Days on Market Until Sale	34	**37**	+ 8.8%	31	**56**	+ 80.6%
Inventory of Homes for Sale	23	**16**	- 30.4%	—	**—**	—
Months Supply of Inventory	3.5	**2.1**	- 40.0%	—	**—**	—

* 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.

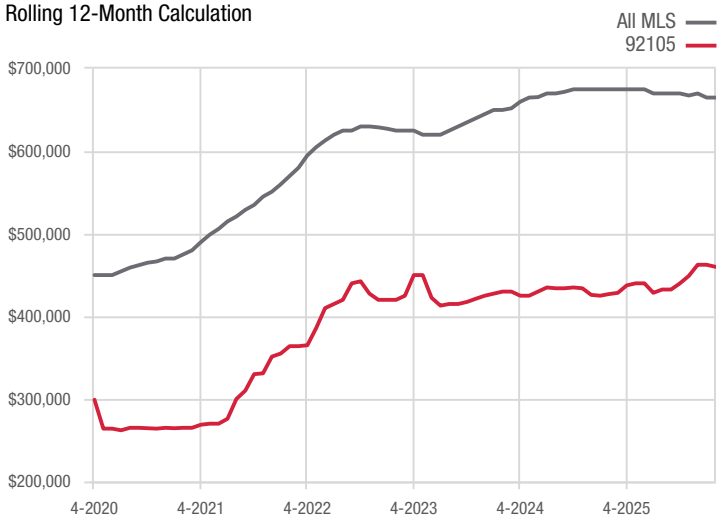
Median Sales Price - Single Family

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.