Local Market Update for February 2026

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

92106

Point Loma

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	20	**25**	+ 25.0%	44	**45**	+ 2.3%
Pending Sales	7	**17**	+ 142.9%	20	**32**	+ 60.0%
Closed Sales	9	**15**	+ 66.7%	14	**24**	+ 71.4%
Median Sales Price*	$1,700,000	**$1,743,000**	+ 2.5%	$1,937,500	**$1,782,500**	- 8.0%
Percent of Original List Price Received*	97.4%	**95.7%**	- 1.7%	96.7%	**96.4%**	- 0.3%
Days on Market Until Sale	30	**38**	+ 26.7%	40	**31**	- 22.5%
Inventory of Homes for Sale	37	**28**	- 24.3%	—	**—**	—
Months Supply of Inventory	3.4	**2.3**	- 32.4%	—	**—**	—

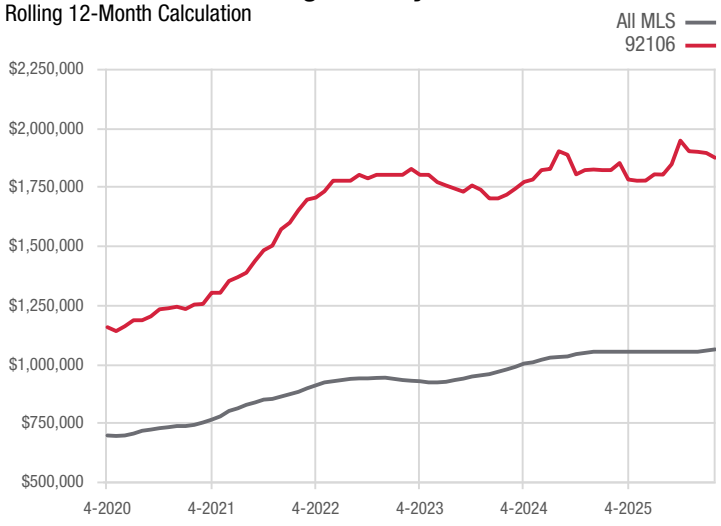
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	10	**3**	- 70.0%	18	**12**	- 33.3%
Pending Sales	5	**3**	- 40.0%	11	**5**	- 54.5%
Closed Sales	6	**1**	- 83.3%	10	**4**	- 60.0%
Median Sales Price*	$1,217,500	**$875,000**	- 28.1%	$1,217,500	**$1,103,250**	- 9.4%
Percent of Original List Price Received*	97.4%	**100.0%**	+ 2.7%	98.4%	**96.6%**	- 1.8%
Days on Market Until Sale	27	**11**	- 59.3%	24	**46**	+ 91.7%
Inventory of Homes for Sale	15	**8**	- 46.7%	—	**—**	—
Months Supply of Inventory	4.1	**2.3**	- 43.9%	—	**—**	—

* 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.

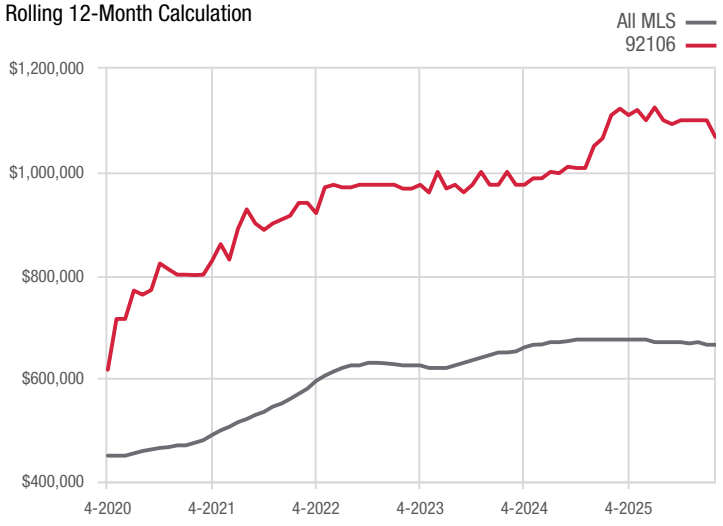
Median Sales Price - Single Family

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.