Local Market Update for February 2026

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

92108

Mission Valley

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	1	**4**	+ 300.0%	2	**9**	+ 350.0%
Pending Sales	0	**3**	—	0	**4**	—
Closed Sales	1	**2**	+ 100.0%	2	**3**	+ 50.0%
Median Sales Price*	$1,545,000	**$961,500**	- 37.8%	$1,572,500	**$1,058,000**	- 32.7%
Percent of Original List Price Received*	97.5%	**99.9%**	+ 2.5%	98.0%	**100.7%**	+ 2.8%
Days on Market Until Sale	42	**6**	- 85.7%	23	**5**	- 78.3%
Inventory of Homes for Sale	2	**4**	+ 100.0%	—	—	—
Months Supply of Inventory	1.3	**3.0**	+ 130.8%	—	—	—

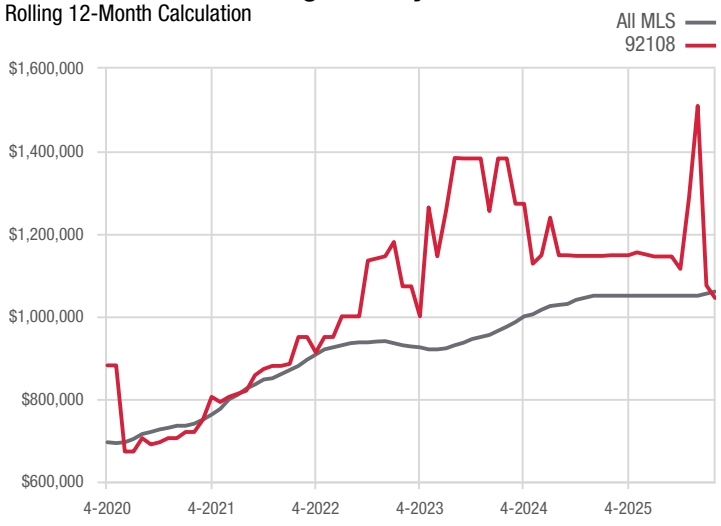
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	48	**35**	- 27.1%	91	**78**	- 14.3%
Pending Sales	25	**16**	- 36.0%	40	**39**	- 2.5%
Closed Sales	13	**17**	+ 30.8%	27	**29**	+ 7.4%
Median Sales Price*	$600,000	**$800,000**	+ 33.3%	$635,000	**$577,000**	- 9.1%
Percent of Original List Price Received*	98.3%	**96.9%**	- 1.4%	97.3%	**96.2%**	- 1.1%
Days on Market Until Sale	37	**51**	+ 37.8%	42	**57**	+ 35.7%
Inventory of Homes for Sale	70	**65**	- 7.1%	—	—	—
Months Supply of Inventory	3.1	**3.6**	+ 16.1%	—	—	—

* 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.

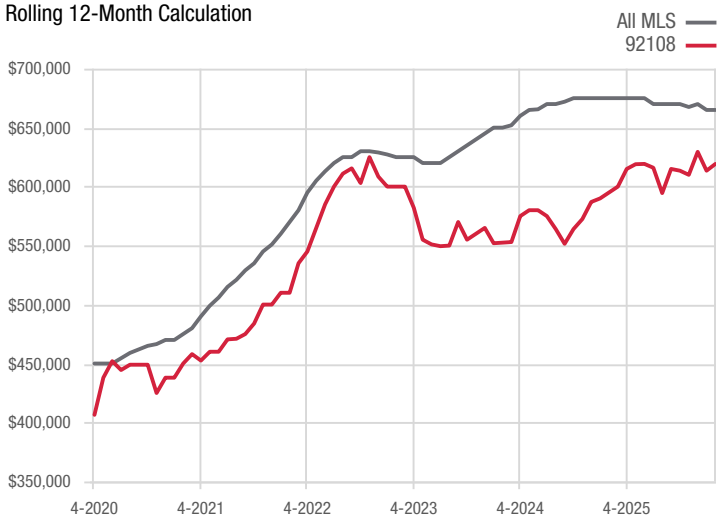
Median Sales Price - Single Family

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.