Local Market Update for February 2026

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

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Morena

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	17	**18**	+ 5.9%	38	**26**	- 31.6%
Pending Sales	8	**5**	- 37.5%	19	**12**	- 36.8%
Closed Sales	9	**4**	- 55.6%	13	**7**	- 46.2%
Median Sales Price*	$1,200,000	**$1,562,500**	+ 30.2%	$1,585,000	**$1,600,000**	+ 0.9%
Percent of Original List Price Received*	104.0%	**101.1%**	- 2.8%	102.6%	**100.0%**	- 2.5%
Days on Market Until Sale	27	**13**	- 51.9%	28	**19**	- 32.1%
Inventory of Homes for Sale	25	**18**	- 28.0%	—	**—**	—
Months Supply of Inventory	3.8	**2.4**	- 36.8%	—	**—**	—

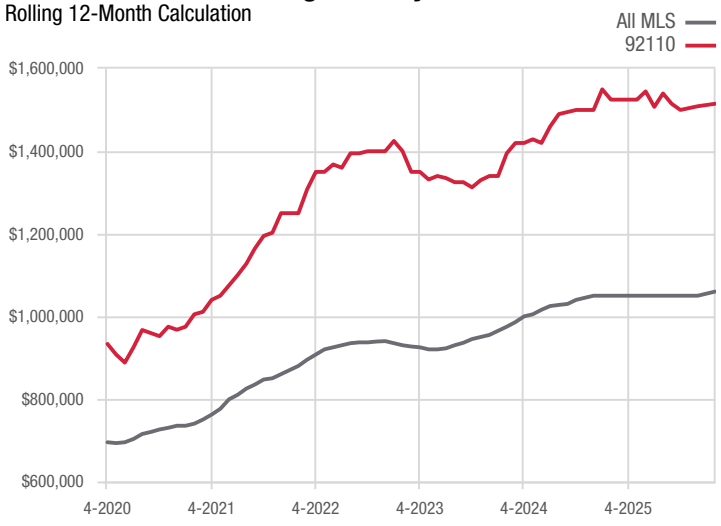
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	16	**16**	0.0%	38	**39**	+ 2.6%
Pending Sales	7	**17**	+ 142.9%	22	**29**	+ 31.8%
Closed Sales	10	**14**	+ 40.0%	20	**20**	0.0%
Median Sales Price*	$687,500	**$603,500**	- 12.2%	$697,500	**$603,500**	- 13.5%
Percent of Original List Price Received*	98.6%	**95.8%**	- 2.8%	99.0%	**95.8%**	- 3.2%
Days on Market Until Sale	17	**46**	+ 170.6%	24	**49**	+ 104.2%
Inventory of Homes for Sale	29	**33**	+ 13.8%	—	**—**	—
Months Supply of Inventory	2.7	**2.8**	+ 3.7%	—	**—**	—

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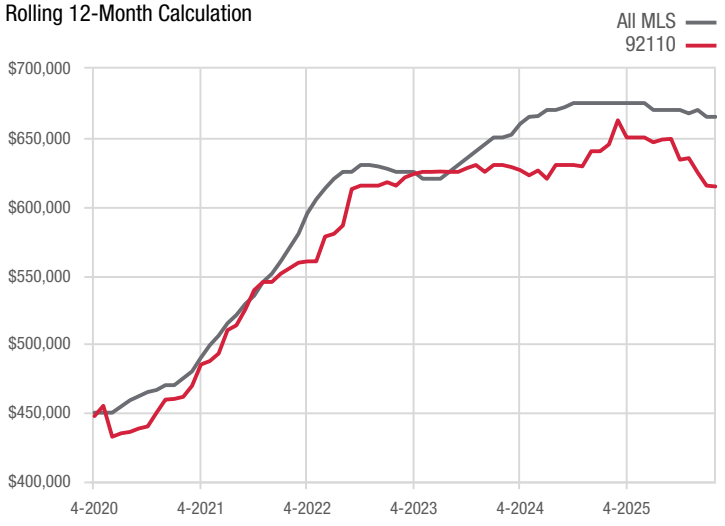
Median Sales Price - Single Family

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.