Local Market Update for February 2026

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

92115

College

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	24	**16**	- 33.3%	52	**44**	- 15.4%
Pending Sales	18	**22**	+ 22.2%	31	**38**	+ 22.6%
Closed Sales	11	**15**	+ 36.4%	23	**24**	+ 4.3%
Median Sales Price*	$950,000	**$910,000**	- 4.2%	$1,050,000	**$1,030,000**	- 1.9%
Percent of Original List Price Received*	100.6%	**95.0%**	- 5.6%	100.2%	**95.7%**	- 4.5%
Days on Market Until Sale	17	**46**	+ 170.6%	15	**40**	+ 166.7%
Inventory of Homes for Sale	31	**20**	- 35.5%	—	**—**	—
Months Supply of Inventory	1.6	**1.0**	- 37.5%	—	**—**	—

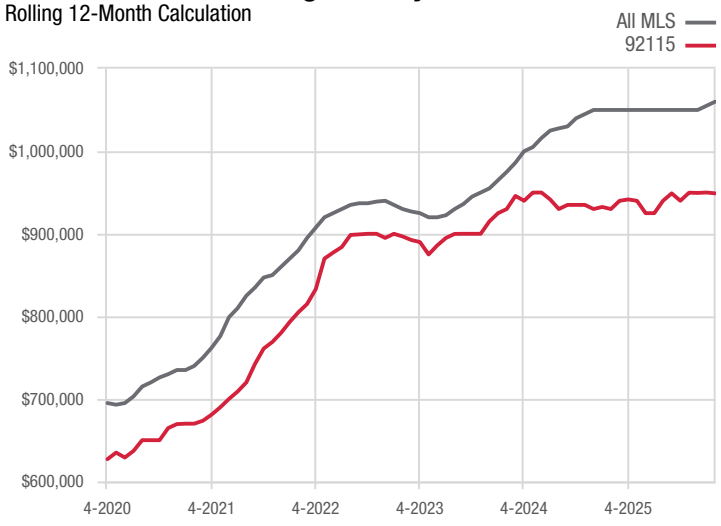
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	15	**6**	- 60.0%	33	**23**	- 30.3%
Pending Sales	12	**8**	- 33.3%	18	**17**	- 5.6%
Closed Sales	5	**7**	+ 40.0%	17	**12**	- 29.4%
Median Sales Price*	$450,000	**$532,500**	+ 18.3%	$450,000	**$516,250**	+ 14.7%
Percent of Original List Price Received*	96.1%	**98.6%**	+ 2.6%	98.5%	**101.4%**	+ 2.9%
Days on Market Until Sale	65	**25**	- 61.5%	45	**32**	- 28.9%
Inventory of Homes for Sale	30	**17**	- 43.3%	—	**—**	—
Months Supply of Inventory	2.6	**1.5**	- 42.3%	—	**—**	—

* 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.

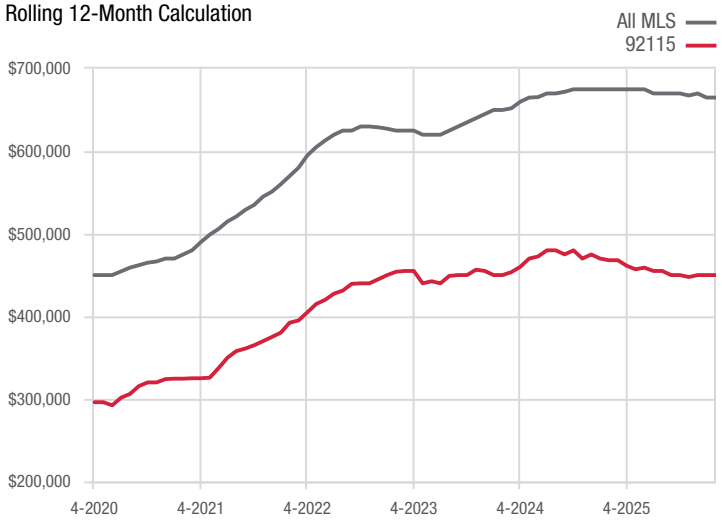
Median Sales Price - Single Family

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.