Local Market Update for February 2026

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

92121

Sorrento Valley

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	2	**2**	0.0%	3	**3**	0.0%
Pending Sales	0	**0**	0.0%	1	**0**	- 100.0%
Closed Sales	1	**0**	- 100.0%	1	**0**	- 100.0%
Median Sales Price*	$1,550,000	—	—	$1,550,000	—	—
Percent of Original List Price Received*	93.4%	—	—	93.4%	—	—
Days on Market Until Sale	66	—	—	66	—	—
Inventory of Homes for Sale	3	**3**	0.0%	—	—	—
Months Supply of Inventory	2.0	**1.7**	- 15.0%	—	—	—

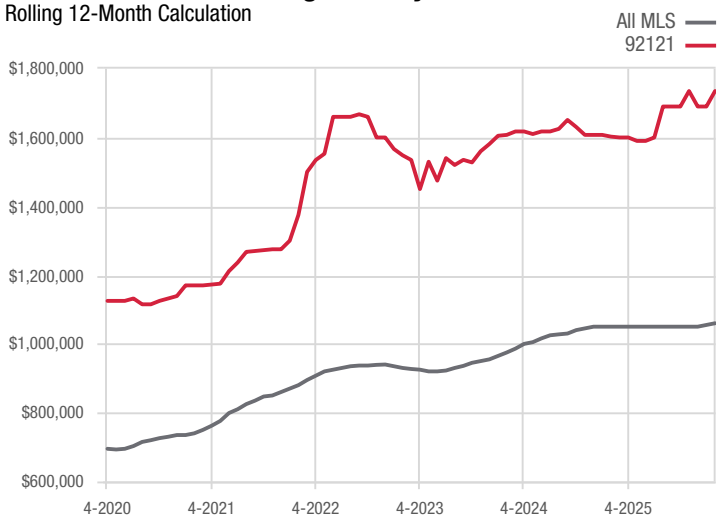
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	4	**3**	- 25.0%	11	**6**	- 45.5%
Pending Sales	3	**1**	- 66.7%	5	**4**	- 20.0%
Closed Sales	4	**2**	- 50.0%	5	**5**	0.0%
Median Sales Price*	$962,500	**$749,500**	- 22.1%	$995,000	**$835,000**	- 16.1%
Percent of Original List Price Received*	98.5%	**96.5%**	- 2.0%	98.8%	**95.4%**	- 3.4%
Days on Market Until Sale	34	**52**	+ 52.9%	28	**68**	+ 142.9%
Inventory of Homes for Sale	5	**6**	+ 20.0%	—	—	—
Months Supply of Inventory	1.9	**2.7**	+ 42.1%	—	—	—

* 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.

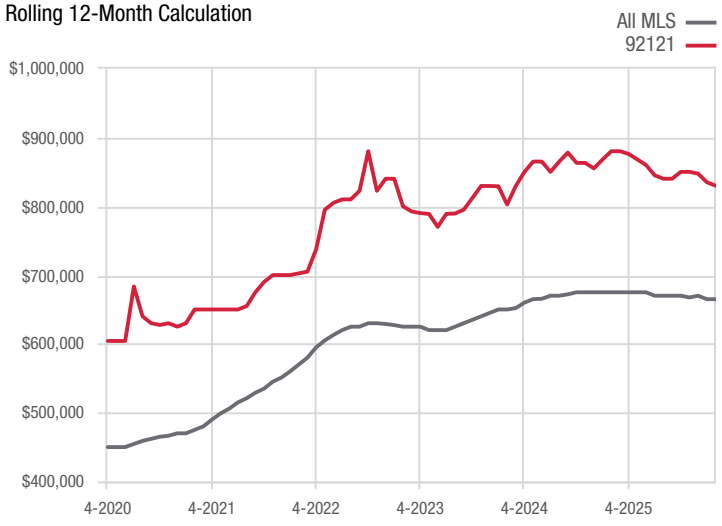
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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.