Local Market Update for February 2026

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

92122

University City

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	13	**14**	+ 7.7%	23	**25**	+ 8.7%
Pending Sales	7	**10**	+ 42.9%	15	**18**	+ 20.0%
Closed Sales	7	**7**	0.0%	17	**15**	- 11.8%
Median Sales Price*	$1,657,000	**$1,750,000**	+ 5.6%	$1,610,000	**$1,725,000**	+ 7.1%
Percent of Original List Price Received*	98.5%	**103.5%**	+ 5.1%	97.8%	**100.7%**	+ 3.0%
Days on Market Until Sale	41	**9**	- 78.0%	33	**26**	- 21.2%
Inventory of Homes for Sale	12	**10**	- 16.7%	—	—	—
Months Supply of Inventory	1.4	**1.2**	- 14.3%	—	—	—

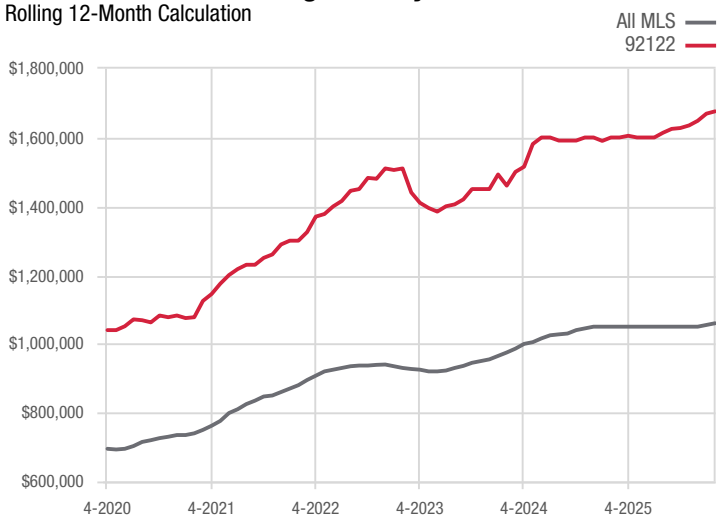
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	20	**17**	- 15.0%	45	**37**	- 17.8%
Pending Sales	14	**14**	0.0%	26	**28**	+ 7.7%
Closed Sales	11	**18**	+ 63.6%	26	**29**	+ 11.5%
Median Sales Price*	$790,000	**$540,000**	- 31.6%	$730,000	**$639,000**	- 12.5%
Percent of Original List Price Received*	97.1%	**96.1%**	- 1.0%	97.4%	**96.2%**	- 1.2%
Days on Market Until Sale	58	**67**	+ 15.5%	50	**61**	+ 22.0%
Inventory of Homes for Sale	38	**30**	- 21.1%	—	—	—
Months Supply of Inventory	2.7	**2.2**	- 18.5%	—	—	—

* 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.

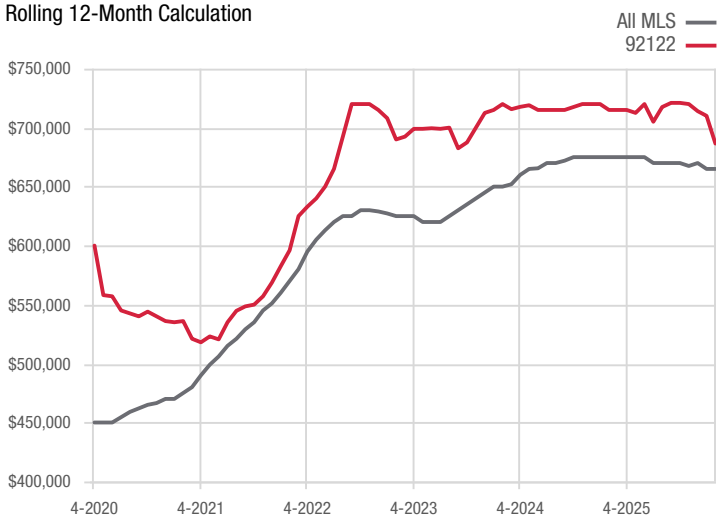
Median Sales Price - Single Family

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.