Local Market Update for February 2026

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

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Tierrasanta

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	10	**9**	- 10.0%	20	**20**	0.0%
Pending Sales	6	**7**	+ 16.7%	13	**14**	+ 7.7%
Closed Sales	7	**7**	0.0%	14	**9**	- 35.7%
Median Sales Price*	$1,200,000	**$1,374,000**	+ 14.5%	$1,157,500	**$1,149,000**	- 0.7%
Percent of Original List Price Received*	99.1%	**95.3%**	- 3.8%	99.9%	**94.5%**	- 5.4%
Days on Market Until Sale	51	**31**	- 39.2%	40	**32**	- 20.0%
Inventory of Homes for Sale	11	**8**	- 27.3%	—	**—**	—
Months Supply of Inventory	1.4	**1.0**	- 28.6%	—	**—**	—

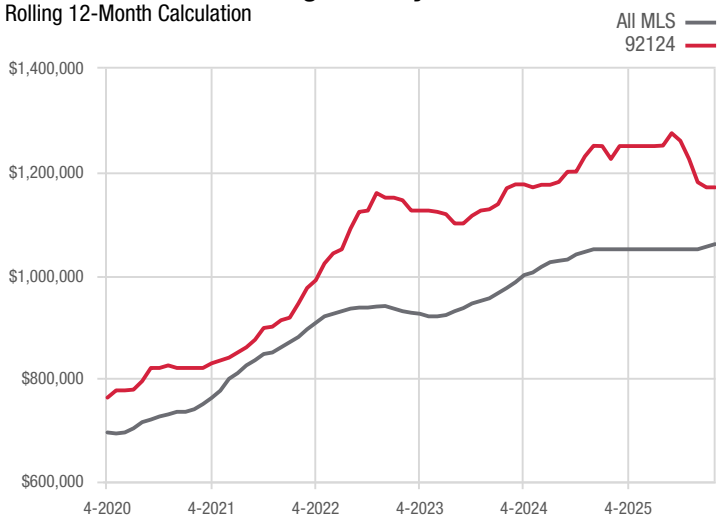
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	6	**10**	+ 66.7%	15	**21**	+ 40.0%
Pending Sales	6	**7**	+ 16.7%	10	**15**	+ 50.0%
Closed Sales	4	**6**	+ 50.0%	9	**13**	+ 44.4%
Median Sales Price*	$734,500	**$696,000**	- 5.2%	$720,000	**$645,000**	- 10.4%
Percent of Original List Price Received*	99.8%	**97.8%**	- 2.0%	97.6%	**96.9%**	- 0.7%
Days on Market Until Sale	30	**79**	+ 163.3%	45	**65**	+ 44.4%
Inventory of Homes for Sale	12	**8**	- 33.3%	—	**—**	—
Months Supply of Inventory	2.0	**1.2**	- 40.0%	—	**—**	—

* 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.

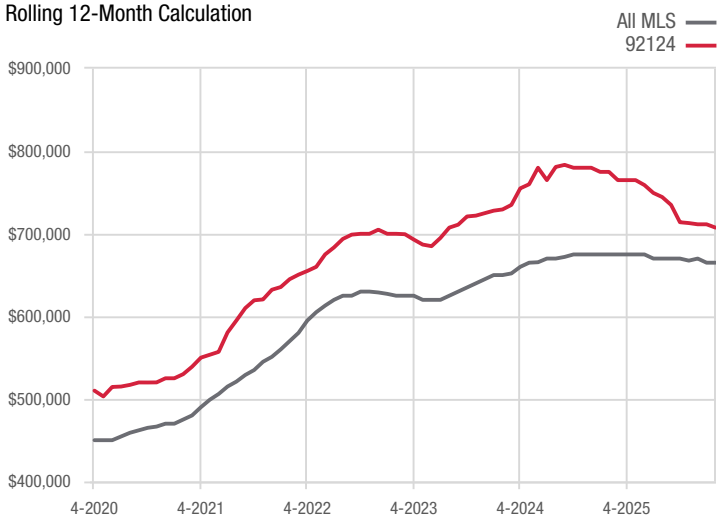
Median Sales Price - Single Family

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.