Local Market Update for February 2026

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

92131

Scripps Ranch

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	27	**13**	- 51.9%	50	**37**	- 26.0%
Pending Sales	12	**16**	+ 33.3%	24	**33**	+ 37.5%
Closed Sales	13	**17**	+ 30.8%	19	**26**	+ 36.8%
Median Sales Price*	$1,718,000	**$1,642,550**	- 4.4%	$1,670,000	**$1,595,775**	- 4.4%
Percent of Original List Price Received*	97.8%	**99.2%**	+ 1.4%	98.0%	**99.2%**	+ 1.2%
Days on Market Until Sale	31	**41**	+ 32.3%	31	**36**	+ 16.1%
Inventory of Homes for Sale	29	**15**	- 48.3%	—	—	—
Months Supply of Inventory	2.0	**1.2**	- 40.0%	—	—	—

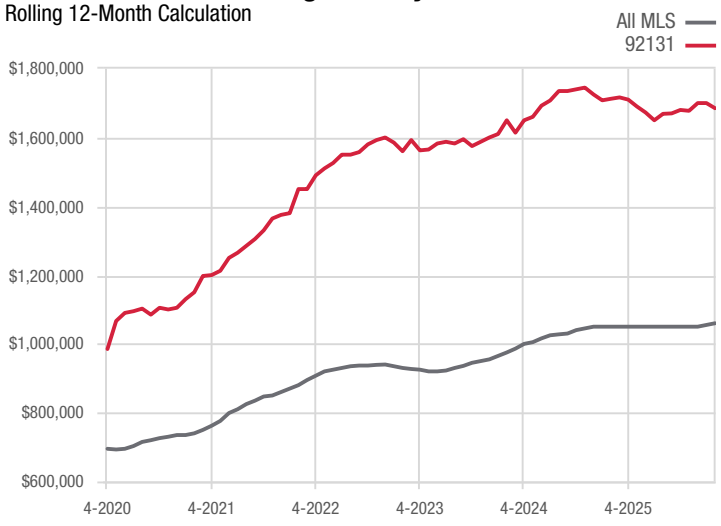
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	10	**11**	+ 10.0%	24	**20**	- 16.7%
Pending Sales	7	**6**	- 14.3%	18	**11**	- 38.9%
Closed Sales	13	**6**	- 53.8%	19	**9**	- 52.6%
Median Sales Price*	$813,400	**$585,000**	- 28.1%	$790,000	**$602,500**	- 23.7%
Percent of Original List Price Received*	97.5%	**97.7%**	+ 0.2%	97.8%	**97.6%**	- 0.2%
Days on Market Until Sale	35	**31**	- 11.4%	37	**46**	+ 24.3%
Inventory of Homes for Sale	13	**13**	0.0%	—	—	—
Months Supply of Inventory	1.3	**1.9**	+ 46.2%	—	—	—

* 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.

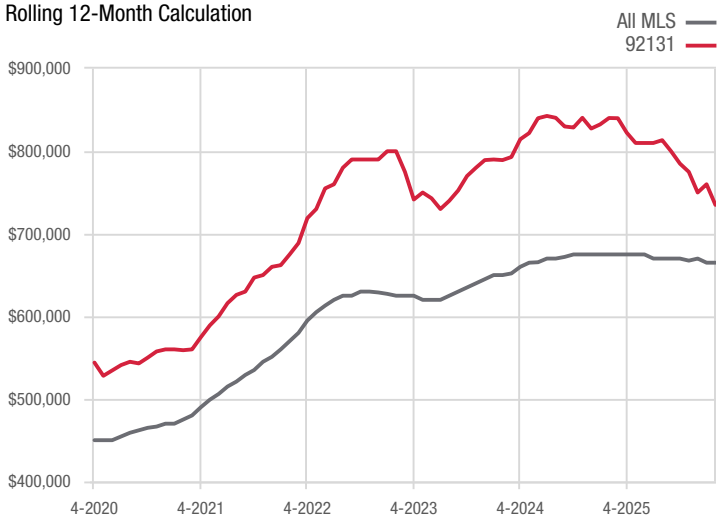
Median Sales Price - Single Family

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.